



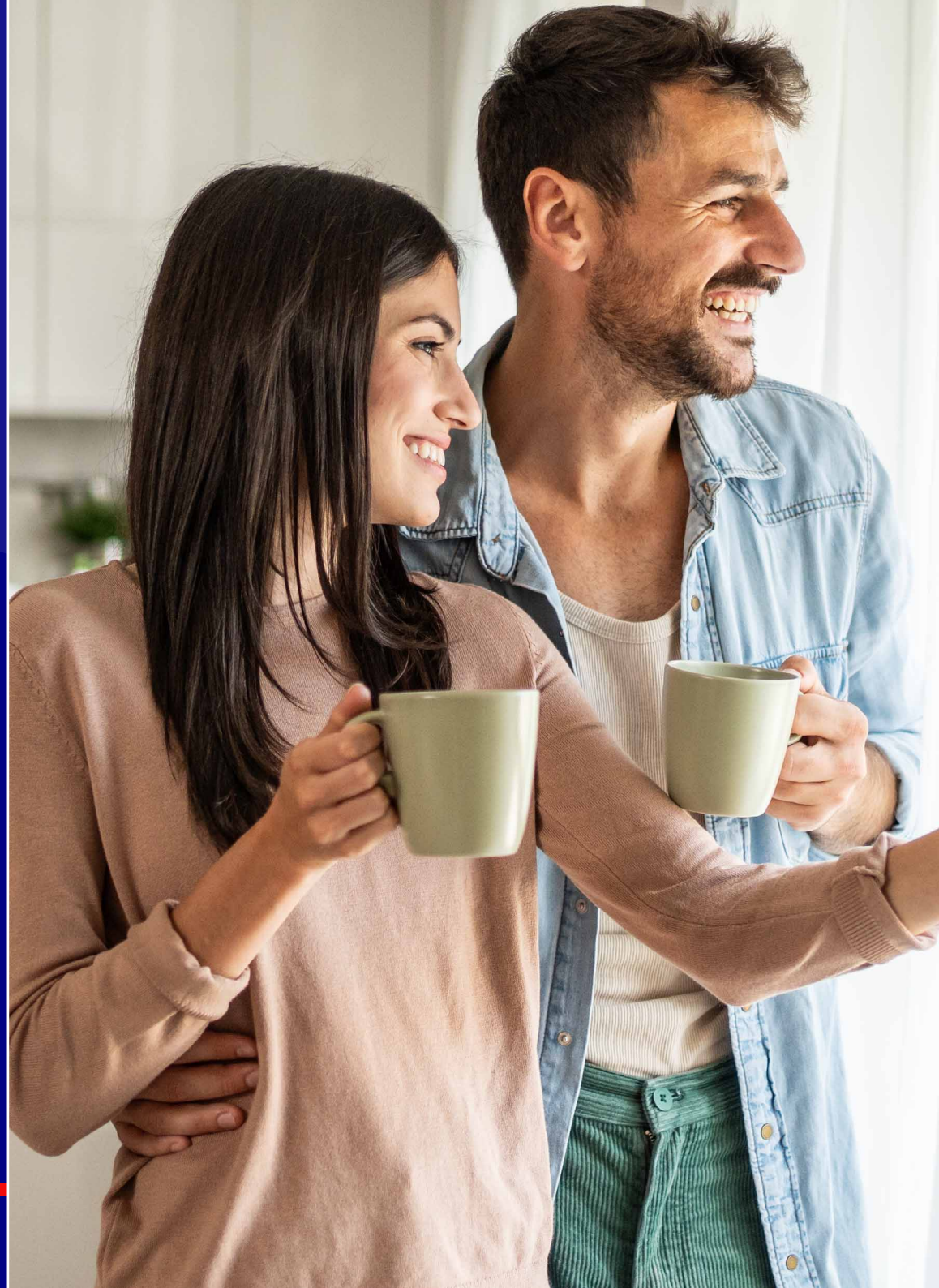
An exclusive preview of
our exciting new development at

Harker Place

Carlisle



A beautiful collection of
3, 4 and 5 bedroom homes



Welcome to Harker Place

Situated in the beautiful area of Harker, Carlisle, Harker Place is our **prestigious new development** consisting of 3, 4 and 5 bedroom **homes**. Surrounded by peaceful countryside, our **highly sought-after development** is perfect for those searching for their first home, or for families looking for their next family home **filled with innovation** and with **the future in mind**.

Harker Place is just **off the A7**, providing quick access into Scotland as well as Carlisle city centre. **Junction 44 of the M6** is just a short drive away, providing **excellent motorway connectivity** to the north and south. There is a **bus stop** a short walk away from the development that takes you into Carlisle City Centre; giving access to **Carlisle Train Station** where there are regular services to **London, Manchester, Newcastle** and **Glasgow**.

Just four miles south of Harker Place is **Carlisle City Centre** where you'll find a fantastic selection of high-street shops, locally-owned restaurants and bars, as well as many other amenities.

'Each, and every, Hartfell home is built with integrity, shaped by innovation, grounded in tradition and built to stand the test of time giving you a true sense of place and community'



our stunning properties are
thoughtfully placed to welcome
you home, built with care, pride,
and traditional values



The **Manley XL**
5 Bedroom detached home



The **Ingham**
4 Bedroom detached home



The **Kemble**
4 Bedroom detached home



The **Ladbrooke**
4 Bedroom detached home



The **Garsdale**
4 Bedroom detached home



The **Braithwaite** (Braithwaite / Braithwaite)
3 Bedroom semi-detached home



The **Hadlow**
4 Bedroom detached home



The **Bainbridge** (Bainbridge / Bainbridge)
3 Bedroom semi-detached home



The **Fairfield**
4 Bedroom detached home



The **Bainbridge** (Bainbridge / Bainbridge / Didcot)
3 Bedroom semi-detached home



The **Didcot** (Didcot / Bainbridge / Bainbridge)
3 Bedroom semi-detached home



inside every Hartfell home you'll find a high level of specification, incorporating energy-efficient solutions and flexible, functional designs that adapt to evolving lifestyles



Low maintenance, thermally efficient window frames and glazing



Larger turfed gardens and paved patio areas with low maintenance fencing

Innovative energy efficient solutions, from solar power to the latest heat pump technology



PV solar panels fitted to every home contributing to the low running costs of all Hartfell homes

'We create homes that are thoughtfully designed around the needs and aspirations of the people who live in them, ensuring comfort, functionality and long-term satisfaction'



Impression of our open plan flexible living

just when you thought your new home couldn't get any better, our unique configurator adds the extra touches to make your new home - bespoke!

Configure your new home

We believe that a home should fit its owner, not the other way around, that's why our **unique Hartfell Home Configurator** will enable you to create your new home to suit your every need.

Explore your future home in full, dynamic 3D and **personalise every detail** - from kitchen finishes to flooring, from bathrooms to bedrooms and lighting to electrical sockets, there's even choices and options for your outdoor spaces - **all designed to make your Hartfell home your home from the moment you turn the key!**

Explore our developments in full, dynamic 3D

Walk the streets, view site plans, and get a feel for the community layout before you buy.

Step inside your future home

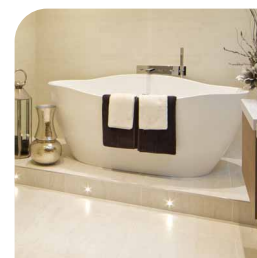
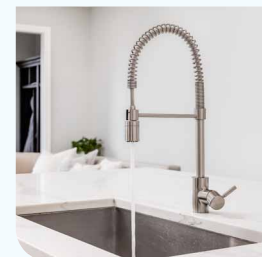
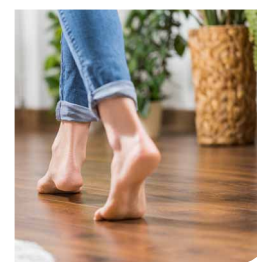
Select a plot and go inside - tour the living spaces, bedrooms and kitchen all in stunning full, dynamic 3D.

Personalise every detail

Choose your preferred finishes, fixtures and fittings in real time to match your style and needs.



Impressions of our incredible range of fixtures and fittings to make your home bespoke



'We are committed to building homes with precision, durability and excellence, ensuring the highest standards in materials and workmanship'



so let's tell you a bit about us...

The team behind **Hartfell Homes & Developments Limited** have been developing and building **innovative homes** within thoughtfully planned-out communities for **well over 20 years**.

Our ambition is simple, to design and build quality homes that you'll aspire to and want to live in.

To achieve that ambition, every stage of construction - from initial ground and foundation works - all the way through to external and internal 'finishes' are **personally supervised by a director of Hartfell Homes**.

Only **when we are satisfied with overall build quality and all finishes**, are we then ready to hand our houses over to you, our new home owner, to begin your journey of making our house into your brand new home.

But **our journey** in creating your home **doesn't stop there**.

Our **'Aftercare'** is second to none and we pride ourselves in providing a **friendly, easily accessible and efficient after-sales service** for our home owners, so we can take care of your home after you've moved in.

Hartfell's passion, pride, commitment and enthusiasm is at the **heart of every home we build** - we look forward to welcoming you to Harker Place and introducing you to **your future, brand new, dream home!**

Sales interest and general enquiries for Harker Place are already way above our expectations.

If you would like further information about Harker Place please contact our **Sales Agent:**

 **david britton**
ESTATES

01768 881 111



Impression of our flexible living

Additional information about Harker Place

Harker Place
Low Harker,
Carlisle, CA6 4RF

Location:

What 3 Words: ///code. year. connector

E-mail:

newhomes@hartfell.co.uk

Schools

Houghton School, **Kingmoor Junior School** and **Blackford C of E Primary School** are all just under two miles from our development. Also close-by is **Austin Friars**, which is approximately a 9-minute drive and **Richard Rose Academy** a 12-minute drive away.

Transport

Harker Place is just a **short drive away from the A7**, providing quick access into Scotland as well as Carlisle city centre. There is a **bus stop** a short walk away from the development that takes you into Carlisle city centre; giving access to **Carlisle Train Station** where there are regular services to **London, Manchester, Newcastle** and **Glasgow**.

Amenities

The area around Harker Place is perfect for those who want rural life, but with the additional bonus of a city close-by. Just a short walk away from Harker Place is a local cafe and garden centre - **Laings of Harker** whilst **Houghton Hall Garden Centre** is a short drive away, as is **Kingmoor Park** where you will find a number of retailers including Marks and Spencer, ASDA, B&M, Home Bargains, Currys and much more. **Caledonia Park**, a designer retailer outlet, is based in Gretna and is just a 12-minute drive away offering a number of popular shops.

Leisure

Just two-miles from Harker Place is **Kingmoor Nature Reserve** which offers a great place for a dog-walk or relaxed rural walks. Harker Place is 45 minutes away from the popular town of Keswick, located in the stunning Lake District. Also within a short drive of Harker Place are several gyms, health spas and Carlisle Swimming and Health Centre.



Hartfell Homes & Developments Limited
Langlands, Pallet Hill, Penrith, Cumbria. CA11 0BY

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