



9 Priors Garth, Wetheral, CA4 8HJ

Guide Price **£790,000**

PFK

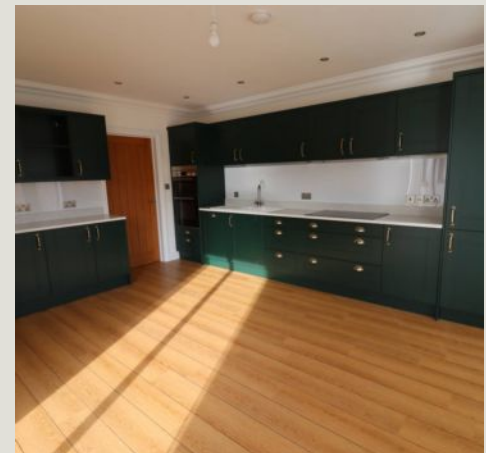
9 Priors Garth

The property:

Nestled in a bespoke modern development in the highly coveted village of Wetheral, plot 9 really is the jewel in the Priors Garth crown, an impressive 5 bedroom 4 bathroom home. Crafted with meticulous design, energy efficient features and attention to detail, this prestigious detached new build home boasts just under 3000 square feet of high spec, top quality, anticipated A rated EPC family living. Incorporating solar panels with battery storage, zoned underfloor heating throughout and an EV charging dock, this desirable home is ready to embrace your future.

This superior home offers an incredible high specification finish as standard, all internal doors are oak, floor coverings are either luxury vinyl tile or carpet and all rooms have independent zone controlled underfloor heating. There are solar PV panels and an alarm system and all rooms have high speed internet, TV connection points and USB sockets. Externally, a block paved driveway provides parking and comes with the additional benefit of EV charging point - a great advantage for modern day living. A garage with electric door provides further parking. To the rear, is a garden with patio area, power points and external water tap.

A buyer will be invited to select their own personal choices for the kitchen (20k) and flooring (8K) sums are included within the price, however if you wanted to make any upgrades you would be welcome to.



Wetheral, Carlisle

The location:

The ever popular village of Wetheral sits above the river Eden, five miles east of Carlisle, providing an excellent range of local amenities including village shop and Post Office, doctors surgery, The Wheatsheaf Inn, Fantails Restaurant and the Crown Hotel with leisure club. The area offers delightful river and countryside walks and has good transport links, being situated within three miles of the A69 Carlisle to Newcastle road, with easy access to the M6 and rail and bus links to Carlisle city centre. The Eden Valley, Hadrian's Wall and the Lake District National Park are all within easy reach.

KEY FEATURES

- Superb new build detached home in Wetheral
- Highest quality fixtures and fittings
- Bespoke development in prestigious village
- EV Charging point, garage, driveway & gardens
- Tenure - Freehold
- Council Tax - TBC
- EPC - A

Services

Mains electricity, gas, water & drainage; gas central heating; plus solar PV panels, double glazing installed throughout; telephone & broadband connections installed subject to BT regulations. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.





ACCOMMODATION

Entrance

You will find a large porch providing covered access to the front door, opening into the reception hallway.

Reception Hallway

With feature oak staircase up to the first floor, understairs storage cupboard and doors off to reception 1, reception 2 / bedroom 5, cloakroom WC, utility and kitchen/diner.

Reception 1

19' 3" x 17' 5" (5.88m x 5.31m)

Dual aspect room with windows to the front and rear, fireplace, wall lights.

Reception 2/ Bedroom 5

12' 5" x 10' 8" (3.79m x 3.26m)

Window to the front aspect, door into ensuite

Ensuite

14' 7" x 4' 7" (4.44m x 1.39m)

Window to the rear aspect, double walk-in shower cubicle, dual head rainmaker shower, W.C. and wash-hand basin inset into vanity storage unit.

Cloakroom WC

8' 5" x 3' 2" (2.57m x 0.96m)

W.C. and wash-hand basin inset into vanity unit

Utility Room

13' 7" x 5' 8" (4.13m x 1.72m)

Comprising full length wall to ceiling larder unit cupboards housing the electric meter and boiler, space and plumbing for washing machine and space for tumble dryer, 1.5 bowl stainless steel sink and drainer unit inset into full wall and space units, solid oak worktops, extractor fan and back door leading out the rear patio.





Kitchen / Dining

18' 9" x 17' 5" (5.72m x 5.32m)

Dual aspect room with French doors and windows to rear garden, island unit.

First Floor Landing

Landing with Velux roof lights and windows to the front and rear, loft access hatch, two sets of double door storage cupboards/wardrobes plus a double door airing cupboard housing the pressurised hot water tank and underfloor heating systems, with shelves for linen storage.

Bedroom 1

14' 7" x 12' 1" (4.45m x 3.69m)

Window to the front, double built-in wardrobe, door to the ensuite

Ensuite

10' 1" x 4' 11" (3.07m x 1.50m)

Window to the rear, wash-hand basin and W.C. inset into vanity storage unit, double walk-in shower cubicle with dual head mixer shower

Bedroom 2 - Master Suite

17' 5" x 15' 2" (5.32m x 4.63m)

Juliet balcony overlooking the rear with French doors and full-height glazed units to the side, open archway leading into the dressing area

Dressing Area

5' 3" x 5' 2" (1.59m x 1.57m)

With his and hers Double walk-in wardrobes, door to the ensuite

Ensuite

10' 8" x 5' 9" (3.26m x 1.76m)

Window to the rear, wash-hand basin and W.C. inset into vanity storage unit, double walk-in shower cubicle with dual head mixer shower





Bedroom 3

13' 4" x 12' 3" (4.07m x 3.73m)

Window to the rear, double built-in wardrobe

Family Bathroom

13' 4" x 6' 9" (4.07m x 2.06m)

Window to the rear, double walk-in shower cubicle with dual head mixer shower, bath, W.C. and wash-hand basin inset into vanity storage unit

Bedroom 4

17' 5" x 12' 10" (5.31m x 3.90m)

Window to the front, double built-in wardrobe

Garden

Gated access providing walkway round to both sides of the property, courtyard patio area with raised beds, full patio area to the rear of the property, the main garden is mainly laid to lawn with additional patio seating areas.

Garage

5.54m x 3.99m With electric vehicle roller door, power and light, pedestrian access door to the rear garden. Houses the solar panel control unit and battery storage pack

Driveway

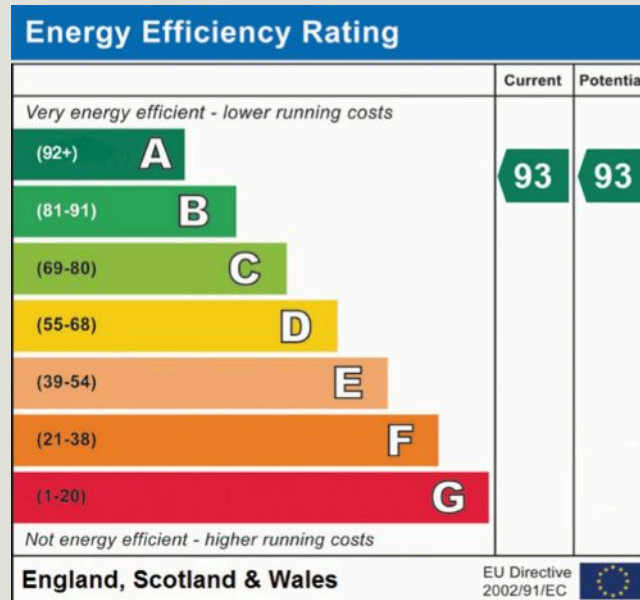
A generous, block paved driveway provides ample parking and provides electric vehicle charging point.

ADDITIONAL INFORMATION

Directions

9 Priors Garth can be located with the postcode CA4 8HJ and identified by a PFK 'For Sale' board.

Alternatively you can use What3Words
///smashes.botanists.boomers



ADDITIONAL INFORMATION

Personal Interest Declaration

Estate Agency Act 1979 Please be advised the seller is an associate of PFK Estate Agents.

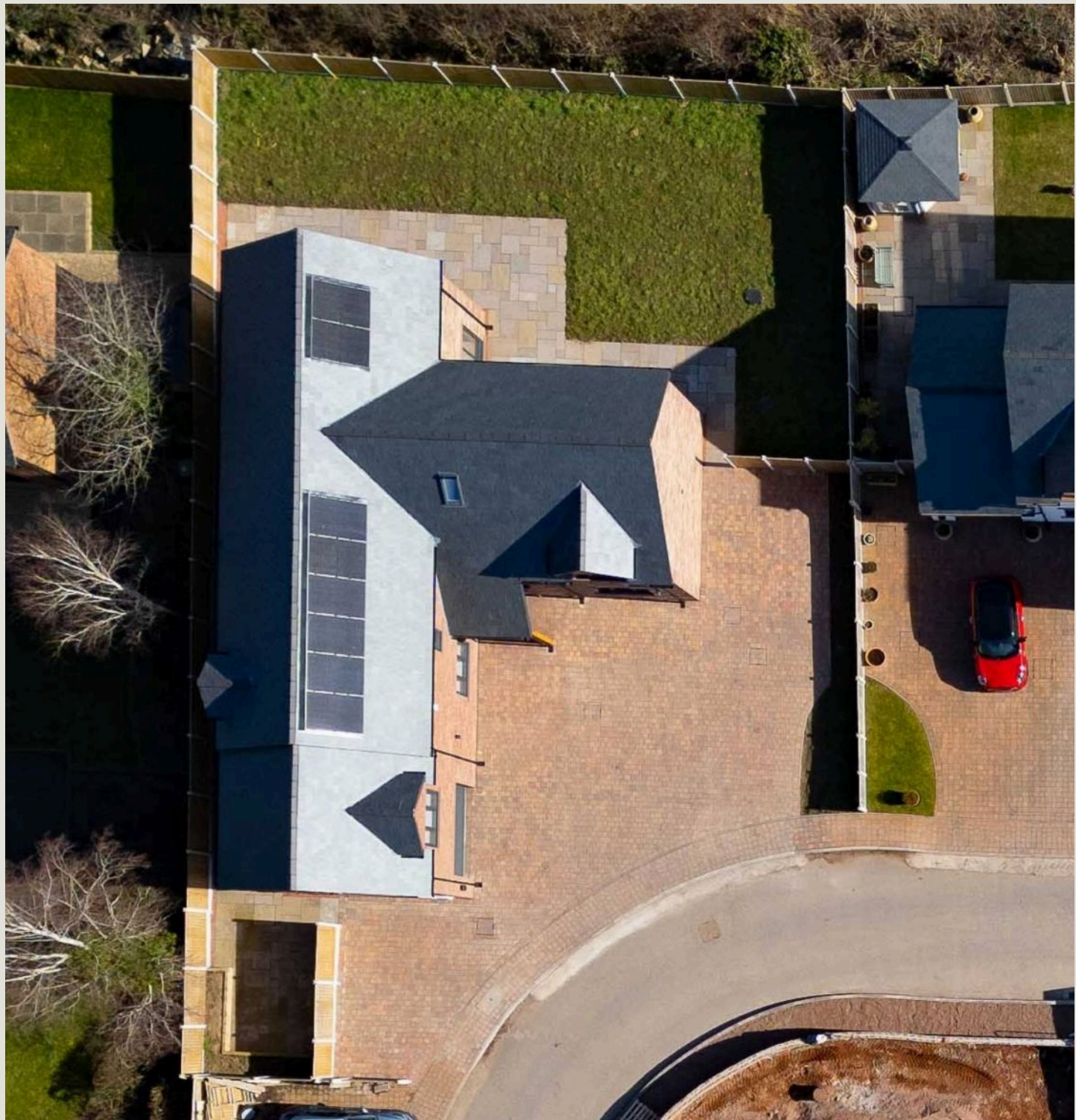
Management Company

Priors Garth Wetheral Ltd, Company Registration Number: 13393968, is the Management Company for the site. On completion of the last plot sale at the development, the road will be transferred to the Management Company and each of the owners of the plots will be issued with a share in the company. The seller does not intend to apply the service charge in respect of maintenance and repair of the road whilst the site is being developed.

Referral & Other Payments

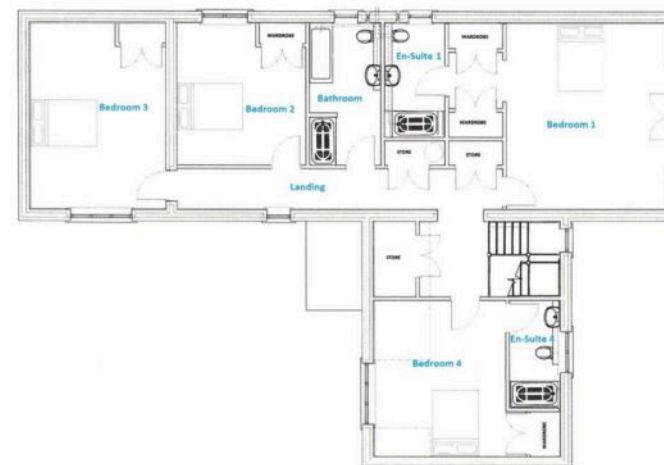
PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee : Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd – completion of sale or purchase – £120 to £210 per transaction; Pollard & Scott/Independent Mortgage Advisors – arrangement of mortgage & other products/insurances – average referral fee earned in 2022 was £260.48; M & G EPCs Ltd – EPC/Floorplan Referrals – EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.

PLEASE NOTE – internal photos used in this brochure are examples from other builds on the Priors Garth development.





Ground Floor Layout
Plot 9
Priors Garth
Wetheral
Approx Scale 1:100



First Floor Layout
Plot 9
Priors Garth
Wetheral
Approx scale 1:100



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