9 Priors Garth, Wetheral, CA4 8HJ.

Guide Price **£720,000**

PFK

9 Priors Garth

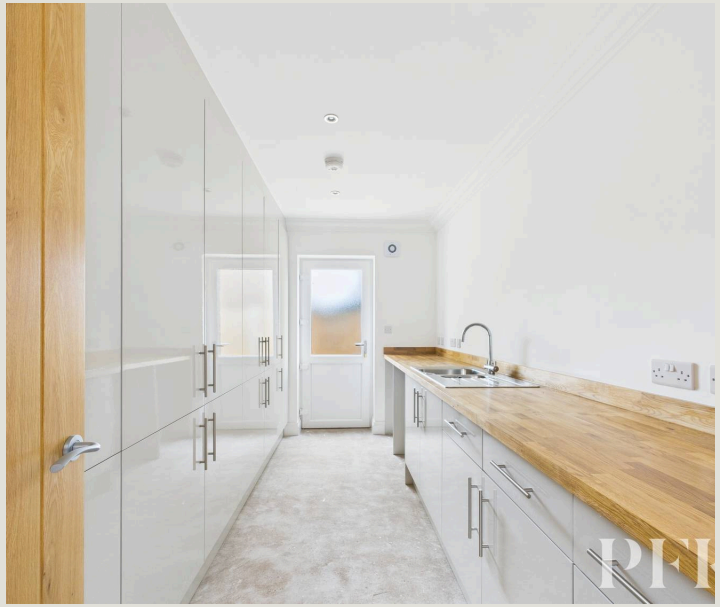
Wetheral, Carlisle

9 Priors Garth, Wetheral is nestled within a bespoke modern development in the highly sought-after village of Wetheral. This exceptional five-bedroom, four-bathroom detached home offering just under 3,000 sq. ft. of luxurious, energy-efficient living.

Designed with precision, style and sustainability in mind, this impressive residence combines meticulous craftsmanship with cutting-edge technology, boasting a highly rated EPC. From solar panels with battery storage and zoned underfloor heating throughout, to an EV charging dock, this home is built to embrace modern living and your future lifestyle.

Step inside to discover a home finished to an exceptional standard. Every detail has been considered - solid oak internal doors, luxury vinyl tile and carpet flooring, and individually zoned underfloor heating in every room. High-speed internet, TV connection points, USB sockets, and a full alarm system ensure complete comfort and connectivity.

Externally, the property features a block-paved driveway with EV charging point, an electric garage door, and a rear garden complete with patio, power points, and water tap, perfect for relaxing or entertaining outdoors.



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Adding a personal touch, the buyer will be invited to customise their own kitchen and flooring finishes:

- **£20,000 kitchen allowance (including appliances)**
- **£8,000 flooring and carpet allowance**

Upgrades beyond these generous allowances are, of course, available should you wish to tailor the home even further to your taste.

Located in the heart of picturesque Wetheral, residents enjoy the charm of village life, from strolling around the village green, to coffee at the local cafe, enjoying the local village pub or dining at the renowned Fantails Restaurant. For commuters, Wetheral Railway Station provides convenient access to Carlisle and beyond, making this an ideal retreat that blends countryside tranquillity with modern connectivity.

9 Priors Garth is not just a home, it's a lifestyle, crafted for those who appreciate quality, comfort, and a truly enviable location.

- Tenure - Freehold
- Council Tax - TBC
- EPC - A

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.

Cloakroom WC
8' 5" x 3' 2" (2.57m x 0.96m)
W.C. and wash-hand basin inset into vanity unit

Lounge
19' 3" x 17' 5" (5.88m x 5.31m)
Dual aspect room with windows to the front and rear, fireplace, wall lights.

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.

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.

Bedroom 1/ Sitting Room
12' 5" x 10' 8" (3.79m x 3.26m)
Window to the front aspect, door into ensuite

Ensuite Shower Room
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.

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 3
14' 7" x 12' 1" (4.45m x 3.69m)
Window to the front, double built-in wardrobe, door to the ensuite

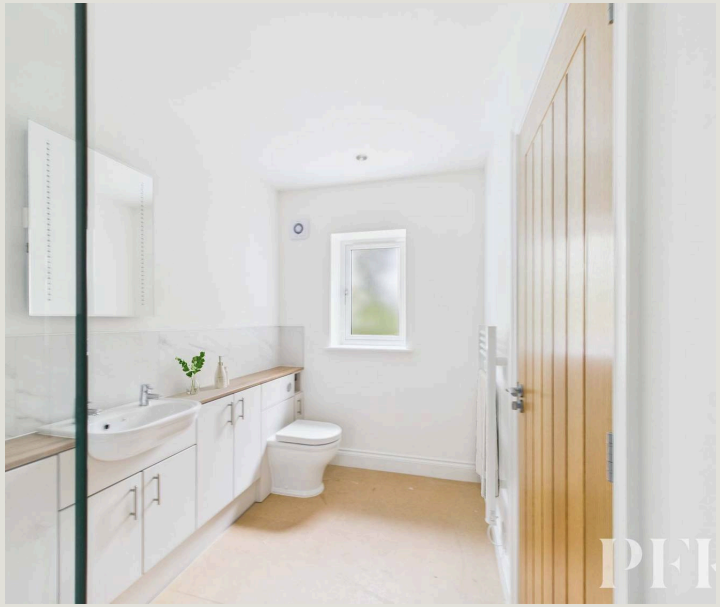
Ensuite
10' 1" x 4' 11" (3.07m x 1.50m)
Window to the rear, wash-hand basin and W.C. inset into vanity storage unit, double walk-in shower cubicle with dual head mixer shower

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 4
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

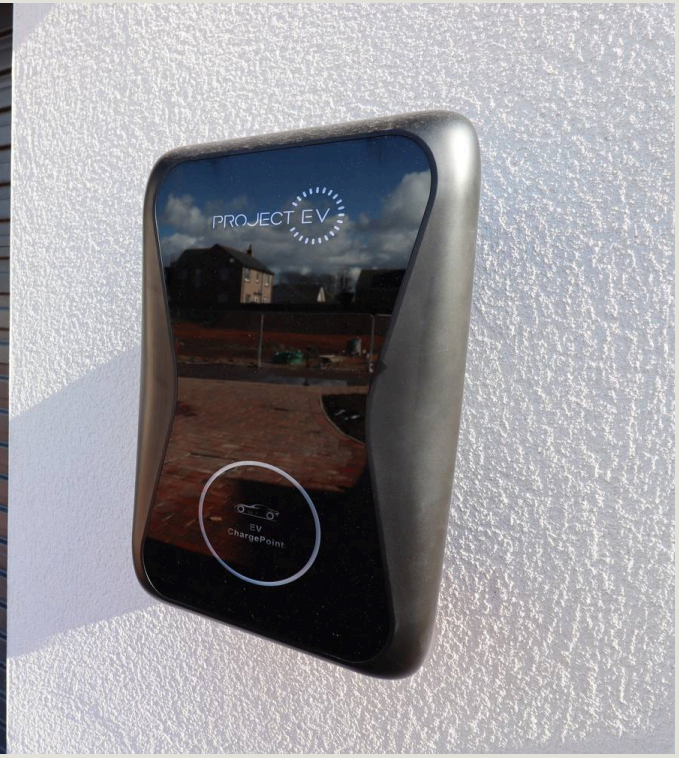
Bedroom 5
17' 5" x 12' 10" (5.31m x 3.90m)
Window to the front, double built-in wardrobe**Garden**

Outside: 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.

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

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.


PROJECT EV
EV
ChargePoint

Floor 0

PFK

Approximate total area(1)

1162 ft²

108 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Floor 1

PFK

Approximate total area(1)

1318 ft²

122.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

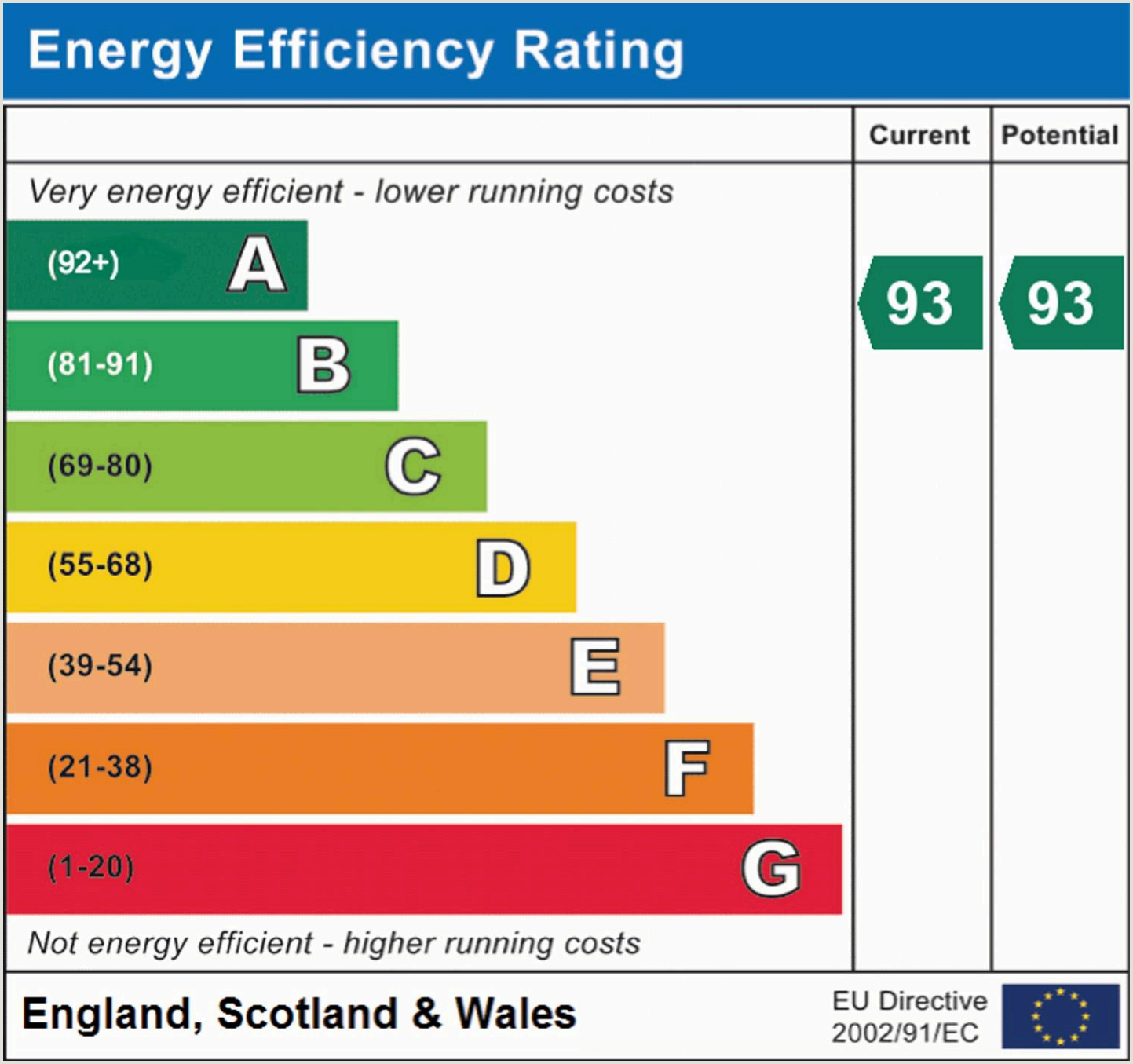
ADDITIONAL INFORMATION

Please note: the images for 9 Priors Garth have been tastefully enhanced through virtual furnished styling to showcase the home's possibilities. For a true representation of the property as it currently stands, please view the virtual tour.

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.



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