HUNTERS®

HERE TO GET *you* THERE



Plot 3, Aurelian Rise

Monkhill, Carlisle, CA5 6FF

£440,000

4 2 1 B

- Impressive Four-Bedroom Detached Family Home
- Newly Built and Finished to a High-Specification Throughout
- Stunning Dining Kitchen with Integrated Appliances, Bi-Folding Doors and an Adjoining Utility Room
- Modern Four-Piece Family Bathroom plus Ground-Floor WC/Cloakroom
- Block-Paved Driveway and a Large Attached Double Garage
- Small Exclusive Development in the Peaceful Hamlet of Monkhill
- Spacious Living Room with Wood-Burning Stove and Bi-Folding Doors to the Rear Garden
- Four Bedrooms with Master En-Suite Shower Room
- Landscaped Rear Garden including Generous Paved Patio and Neat Lawn
- Energy-Efficient Air-Source Heat Pump Central Heating plus Solar Panels

Tel: 01228 584249

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This exceptional four-bedroom executive detached family home offers beautifully designed accommodation, finished to an impressive specification throughout. Combining generous proportions, thoughtfully designed living spaces and energy-efficient features, this outstanding new-build home is perfectly suited to modern family living.

Internally, Plot 3 offers a practical and versatile layout, including a stunning open-plan dining kitchen with integrated appliances, ample space for dining furniture and bi-folding doors opening directly onto the rear garden. An adjoining utility room provides additional practicality, whilst the generous living room features a wood-burning stove and further bi-folding doors, allowing excellent natural light and direct access to the garden. Attractive tiled flooring is already fitted throughout the entrance hallway, dining kitchen, utility room and bathrooms, complementing the high-quality interior finish. A convenient ground-floor WC/cloakroom completes the ground-floor accommodation. To the first floor are four bedrooms, offering flexibility for growing families or those requiring dedicated home-working space. The master bedroom benefits from its own en-suite shower room, whilst the remaining bedrooms are served by a contemporary four-piece family bathroom.

Externally, Plot 3 enjoys a beautifully landscaped and private rear garden, featuring a generous paved patio accessible from both the dining kitchen and living room, alongside a turfed lawn, providing an ideal setting for outdoor dining, entertaining and family enjoyment. To the front, a block-paved driveway offers off-road parking for two vehicles, complemented by a substantial attached double garage, providing excellent additional parking and storage space.

The property benefits from a 10-year structural warranty, which the developer advises is Council and Mortgage Lender (CML) approved.

Contact Hunters today for further information and to arrange your visit to Aurelian Rise.

GROUND FLOOR:

HALLWAY
Entrance door from the front with an obscured double glazed side panel window, internal double doors to the dining kitchen, further internal doors to the living room, WC/cloakroom and garage, in-built cupboard, tiled flooring, and stairs to the first floor landing with glass balustrades.

LIVING ROOM
Double glazed window with front outlook, double glazed bi-folding doors to the rear garden patio, wood-burning stove, and recessed spotlights.

DINING KITCHEN
Kitchen Area:
Contemporary navy fitted kitchen comprising a range of base, wall, drawer and display units with matching granite worksurfaces, upstands and splashbacks above. Integrated eye-level NEFF slide'n'hide oven, integrated NEFF microwave, NEFF five-ring electric hob, NEFF extractor unit, integrated LAMONA dishwasher, inset one and a half bowl stainless steel sink with mixer tap and worksurface draining grooves, recessed lighting, tiled flooring, internal door to the utility room, and a double glazed window with rear outlook.
Dining Area:
Tiled flooring, and double glazed bi-folding doors to the rear garden patio.

UTILITY ROOM
Contemporary navy fitted base and wall units with granite worksurfaces and upstands above. Space with plumbing for a washing machine, space for an under-counter fridge, space for an under-counter freezer, inset one and a half bowl stainless steel sink with mixer tap and worksurface draining grooves, recessed lighting, tiled flooring, extractor fan, and an external door to the side pathway.

WC/CLOAKROOM
Comprising a WC and vanity unit with wash hand basin. Tiled flooring, electric chrome towel radiator, recessed lighting, and an extractor fan.

FIRST FLOOR:

LANDING
Stairs up from the ground floor hallway with glass balustrades, internal doors to four bedrooms and family bathroom, radiator, recessed lighting, in-built cupboard, and a double glazed window with side outlook.

MASTER BEDROOM & EN-SUITE
Master Bedroom:
Double glazed window with rear outlook, radiator, and an internal door to the en-suite.
En-Suite:
Comprising a WC, vanity unit with wash basin, and a shower enclosure benefitting a mains shower with rainfall shower head and hand attachment. Part-tiled walls, tiled flooring, chrome towel radiator, recessed lighting, extractor fan, and wiring for a LED mirror.

BEDROOM TWO
Double glazed window with side outlook, and a radiator.

BEDROOM THREE
Double glazed window with front outlook, and a radiator.

BEDROOM FOUR
Double glazed window with rear outlook, radiator, and a loft-access point.

FAMILY BATHROOM
Comprising a fitted vanity unit with WC and inset wash basin, bathtub, and a walk-in shower enclosure benefitting mains shower unit with rainfall shower head and hand attachment. Part-tiled walls, tiled flooring, chrome towel radiator, recessed lighting, extractor fan, wiring for a LED mirror, and an obscured double glazed window.

EXTERNAL:
Driveway & Front Garden:
To the front of the property is a block-paved driveway allowing off-street parking for two vehicles, with a further block-paved area in front of the entrance door, a small area of lawned garden, and an external cold-water tap. A pathway leads down the left side of the property, providing access to the utility entrance door and rear garden.
Rear Garden:
To the rear of the property is a generous garden, including large paved patio which spans the width of the rear of the property, alongside a neat lawn.

GARAGE
Two electric roller garage doors, power sockets, and lighting.

WHAT3WORDS:
For the location of this property, please visit the What3Words App and enter - ///shrub.diplomat.unpacked

AML DISCLOSURE:
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £40 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

AGENTS NOTE:
Photographs within this advertisement depict the actual property and plot, however, some images have been edited to include digitally added kitchen, digitally added bathroom, and furnishings, for illustrative purposes only. Exact specifications, fixtures, fittings and finishes should be confirmed and agreed directly with the developer.

A service charge of approximately £300.00 per annum will be payable for the upkeep of the development.

Floorplan


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Kitchen Dining Room
21'11" x 13'7"
6.69 x 4.16 m
Living Room
21'5" x 16'9"
6.55 x 5.12 m
Utility Room
11'0" x 6'8"
3.38 x 2.06 m
Hallway
17'8" x 11'11"
5.40 x 3.63 m
Garage
18'10" x 18'7"
5.76 x 5.68 m
Ground Floor
Bedroom Four
6'3" x 12'1"
1.93 x 3.69 m
Bathroom
6'2" x 12'1"
1.90 x 3.69 m
Master Bedroom
15'10" x 12'1"
4.83 x 3.69 m
En-Suite
7'10" x 3'2"
2.41 x 0.98 m
Landing
Bedroom Two
12'6" x 8'1"
3.83 x 2.47 m
Bedroom Three
9'7" x 10'2"
2.94 x 3.10 m
Floor 1
Approximate total area(1)
1811 ft²
168.3 m²
Reduced headroom
12 ft²
1.1 m²
(1) Excluding balconies and terraces
Reduced headroom
Below 5 ft/1.5 m
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.
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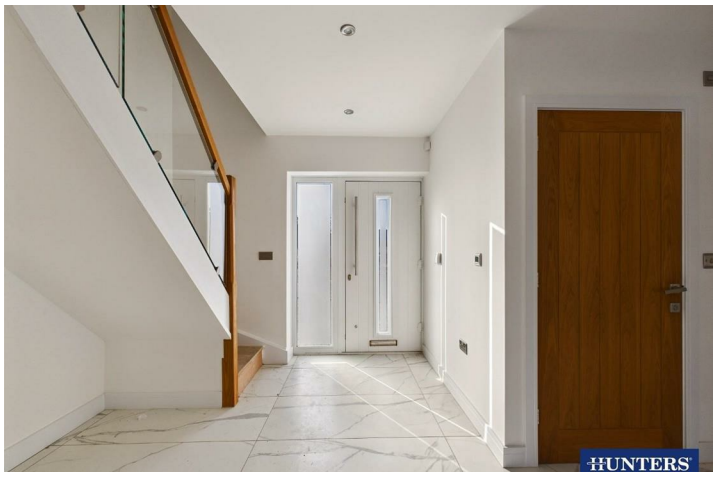

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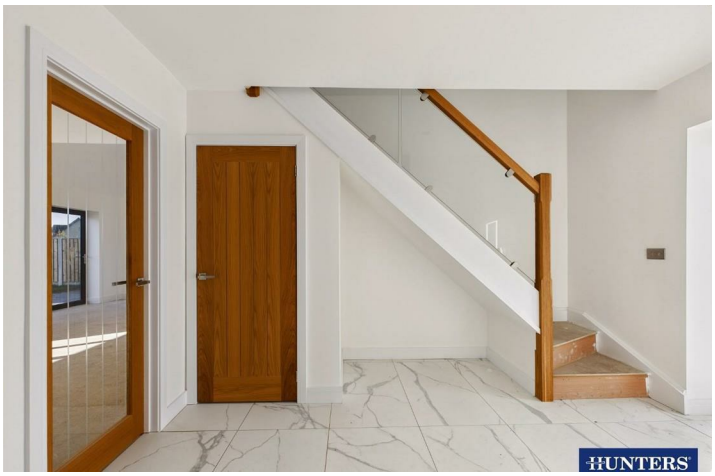

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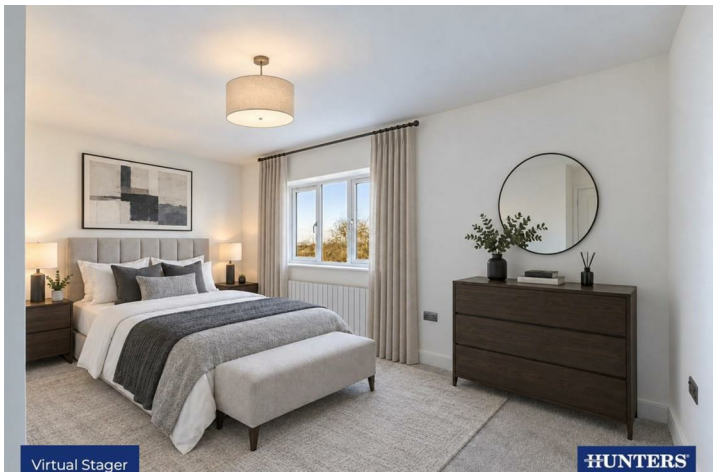

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Discover Aurelian Rise:
Aurelian Rise is an exclusive collection of just seven beautifully designed homes, expertly constructed by Cumbrian Developments Ltd and nestled within the peaceful hamlet of Monkhill. Combining striking contemporary design with high-quality craftsmanship and premium finishes, each home has been thoughtfully created to deliver an exceptional standard of modern, energy-efficient living. An impressive specification includes air-source heat pump central heating, solar panels, elegant oak internal doors, contemporary glass staircase balustrades and stylish brushed-chrome sockets and switches. Externally, landscaped lawned gardens and attractive block-paved driveways complement the beautifully finished interiors, completing this distinctive development of executive homes in a desirable rural setting.

The Location:
Monkhill is a charming rural hamlet situated just a few miles west of Carlisle, between the neighbouring villages of Burgh by Sands and Kirkandrews-on-Eden. Surrounded by attractive open countryside, the hamlet enjoys a pleasant village setting whilst remaining conveniently located for access to the city and its extensive range of shops, supermarkets, schools and leisure facilities. Monkhill itself is home to the Drovers Rest Inn and has historical connections to Hadrian’s Wall, whilst nearby Burgh by Sands offers additional amenities including a primary school, village pub and local community facilities. The surrounding area provides excellent opportunities for walking and cycling, with the scenic Solway Coast and Hadrian’s Wall Path within easy reach. Carlisle city centre, the M6 motorway and the West Coast Main Line railway station are all readily accessible, making Monkhill an appealing location for those seeking countryside living without compromising on everyday convenience.

Road Map



Hybrid Map





Site Plan

Aurelian Rise
Monkhill, Carlisle

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This site layout is indicative and is intended for guidance only and does not form part of any contract or agreement, nor does it show ownership boundaries, easements, wayleaves, land contours or gradients, local authority street lighting or landscaping proposals, and is subject to change. For specific details, other than general site layout, please consult the developers directly.

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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The Property Ombudsman