



15 Elmer Place, Carlisle – CA3 0FR

Offers Over **£399,950**

PFK

15 Elmer Place

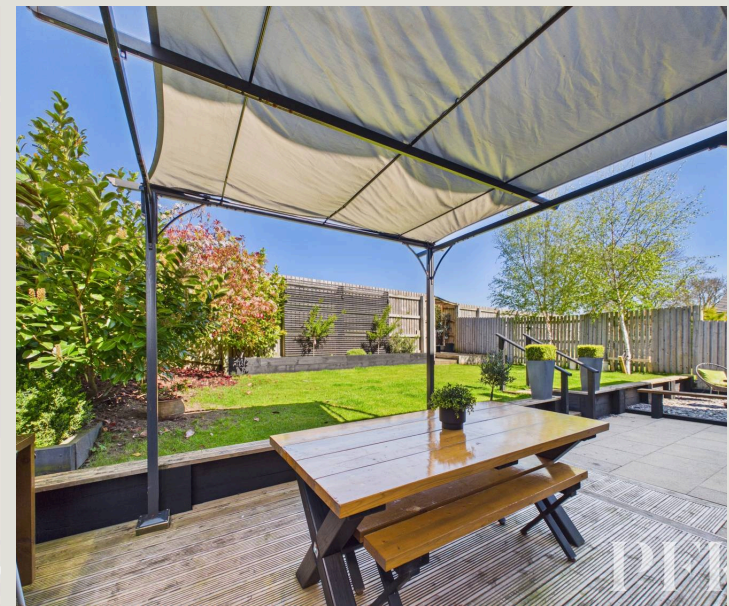
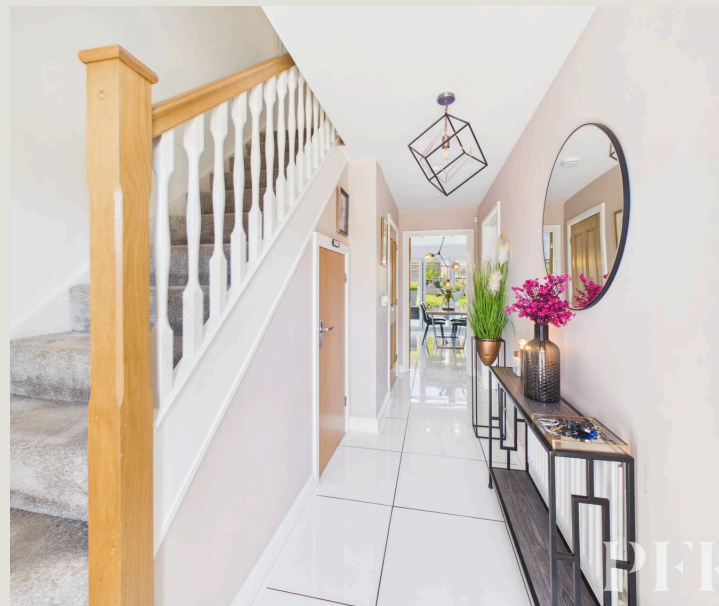
Carlisle, Carlisle

This impressive four-bedroom, three-bathroom detached home delivers exceptional contemporary family living, set across a beautifully designed and highly versatile layout. Built by Story Homes as the sought-after Gosforth house type, one of only a select few on this development, this property offers both exclusivity and style.

From the moment you step inside, the sense of space and light is striking. A generous reception room combines comfort with modern elegance, enhanced by tasteful décor and an abundance of natural light pouring through large, well-placed windows.

At the heart of the home lies a stunning open-plan kitchen, dining, and living space, perfect for both everyday living and entertaining. The kitchen showcases sleek cabinetry, integrated appliances including a double oven, and excellent storage, all complemented by elegant, tiled flooring. Contemporary lighting adds a sophisticated touch, while bi-fold doors open seamlessly onto the garden, creating a superb indoor-outdoor lifestyle experience.

Upstairs, the bedrooms are all generously sized and thoughtfully styled. Two benefit from stylish en-suite shower rooms, adding a touch of luxury and convenience. There is also a family bathroom all of which are finished to a high standard, featuring walk-in showers, floating vanities and heated towel rails.



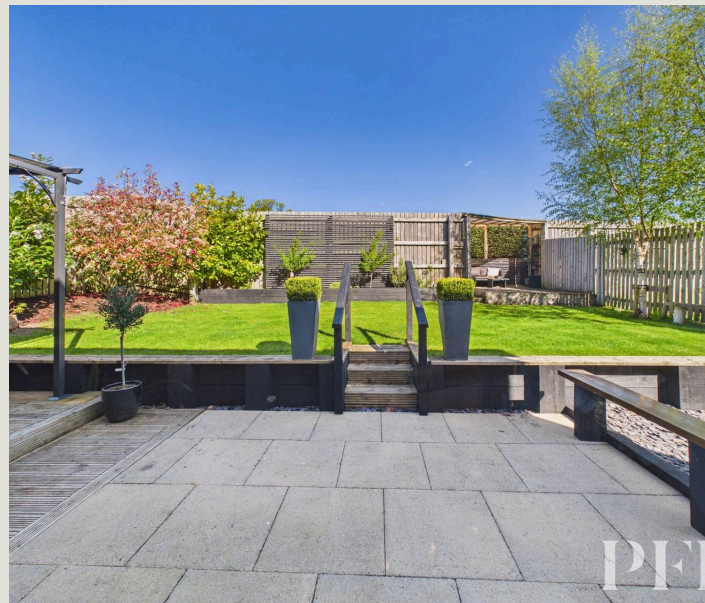


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A dedicated home office easily adaptable as a fourth bedroom offers the perfect space for remote working or study, while a well equipped gym within the garage caters to modern fitness needs.

Outside, the property continues to impress. The landscaped front garden enhances kerb appeal, while a spacious driveway and integrated garage provide ample off-road parking. To the rear, a beautifully designed garden offers a private and tranquil retreat, complete with a lush lawn, mature planting and a variety of seating areas including patio and decking which are ideal for relaxing, entertaining or family time. A pergola covered seating area and privacy fencing ensure comfort and seclusion, while the bi-fold doors create a seamless connection between indoor and outdoor living and is perfect for al fresco dining.



Further highlights include a welcoming hallway with a contemporary staircase, elegant wooden doors and modern lighting, alongside a cosy living room featuring a fireplace and double glazing throughout enhances energy efficiency and year-round comfort.

Blending modern luxury with practical design, this exceptional home offers stylish, spacious, and move in ready accommodation which is perfect for families seeking quality, comfort and a home to truly enjoy.

Located to the north of the River Eden, 15 Elmer Place sits within a popular and well established residential area of Carlisle. This convenient setting is particularly favoured by families, offering a range of local amenities within easy reach including supermarkets, shops, cafés and everyday facilities at nearby Kingstown and Parkhouse retail areas. Well regarded primary and secondary schools are also close by, making it an ideal choice for those with children. The property is perfectly positioned for commuters with excellent access to the M6 motorway at Junction 44, as well as key arterial routes providing straightforward travel both north and south. Carlisle city centre is just a short distance away, offering a wider selection of shopping, dining and leisure options, along with a mainline railway station providing direct services to major cities. Overall, the location combines convenience, connectivity and strong local amenities making it highly desirable for modern living.

Directions

15 Elmer Place can be found using the postcode CA3 0FR or alternatively by using what3words: [///huddling.accented.recovery](https://www.what3words.com/#!/en/@@@huddling.accented.recovery)

Services

Mains gas, electricity, water & drainage.

There is a management fee of approximately £125 per annum for maintenance on the development.

Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

- Council Tax band: E
- Tenure: Freehold
- EPC Energy Efficiency Rating: B





Ground Floor

Hallway

16' 2" x 4' 11" (4.92m x 1.50m)

Cloakroom/WC

5' 11" x 3' 2" (1.81m x 0.96m)

Living Room

16' 6" x 12' 2" (5.03m x 3.71m)

Kitchen/Diner & Living Area

26' 2" x 10' 6" (7.98m x 3.20m)

Laundry/Utility Room

10' 5" x 5' 6" (3.18m x 1.68m)

Garage

18' 5" x 11' 1" (5.62m x 3.38m)

First Floor

Landing

10' 2" x 4' 10" (3.10m x 1.47m)

Bedroom 1

15' 10" x 10' 11" (4.82m x 3.32m)

En-suite

10' 8" x 4' 0" (3.24m x 1.21m)

Bedroom 2

11' 8" x 11' 7" (3.55m x 3.52m)

En Suite

3' 11" x 7' 4" (1.19m x 2.24m)

Bedroom 3

13' 0" x 8' 0" (3.97m x 2.44m)

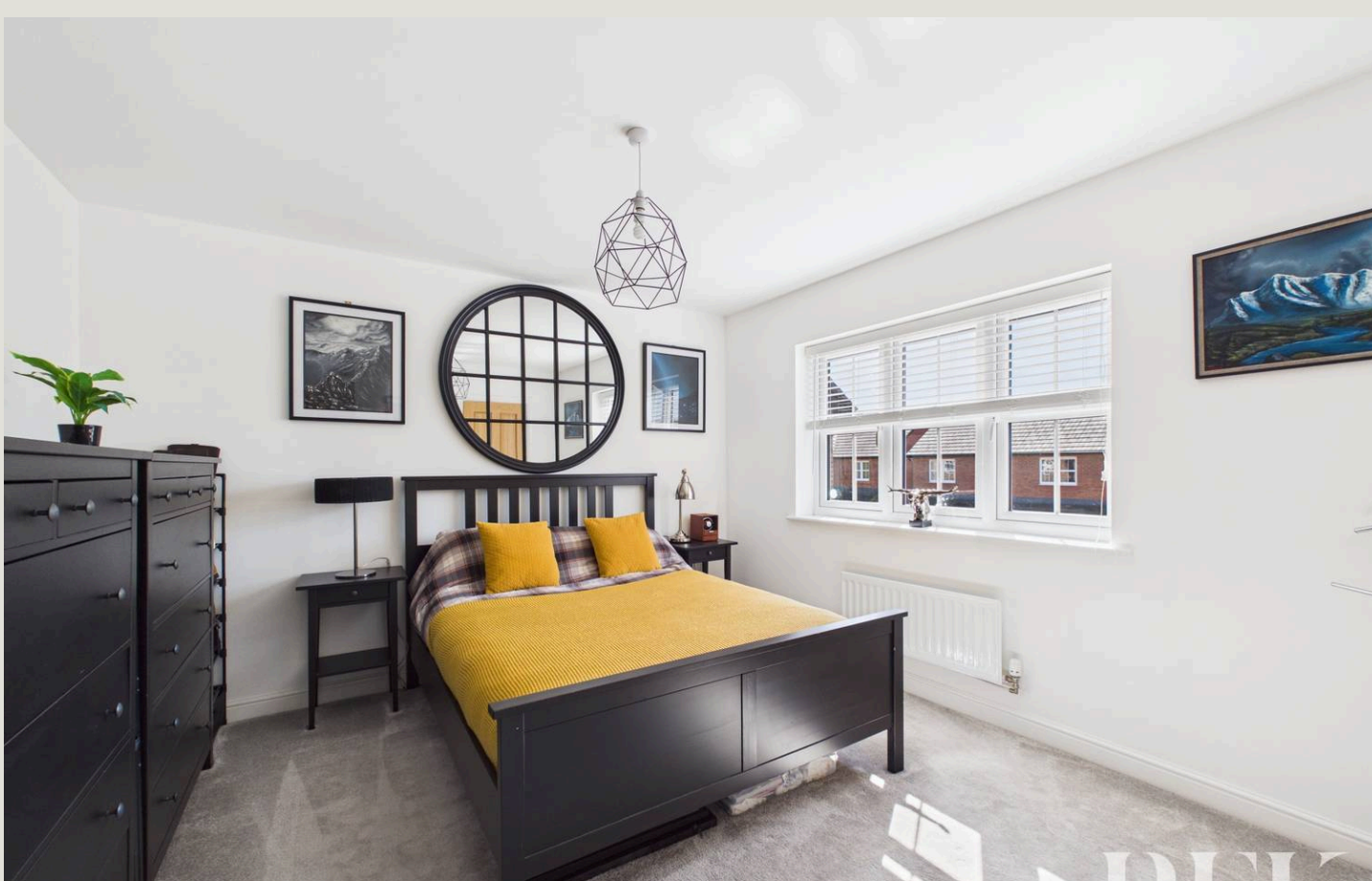
Bedroom 4 / Office

11' 5" x 6' 9" (3.48m x 2.05m)

Bathroom

9' 2" x 7' 3" (2.79m x 2.20m)





Front Garden

The front of the property presents a smart and well maintained approach, enhancing its overall kerb appeal. A spacious driveway provides ample off-road parking and leads directly to the garage, offering both practicality and convenience. The entrance is neatly framed, with a pathway guiding you to the front door, creating a welcoming first impression. A central decorative gravelled area adds visual interest, featuring carefully placed stones and potted plants for a clean, contemporary look. This low-maintenance design is complemented by tidy borders and subtle landscaping, while the surrounding frontage remains perfectly balanced style with ease of upkeep.

Rear Garden

The rear garden is a beautifully arranged outdoor space, designed to offer both relaxation and functionality. A well maintained lawn provides the perfect area for activities while terraced seating areas create inviting spots to unwind or entertain guests. The thoughtful layout allows for a natural flow through the garden, making it ideal for both everyday enjoyment and social occasions. A standout feature is the pergola covered barbecue and dining area, offering a sheltered space for al fresco meals and gatherings throughout the year. In addition a further terraced seating area provides a more private setting to relax, ensuring there are multiple zones to enjoy the garden at different times of day. Overall, the garden offers a perfect balance of open space and stylish outdoor living areas.

Driveway: 4 Parking Spaces Leading to:

Garage/Gym.

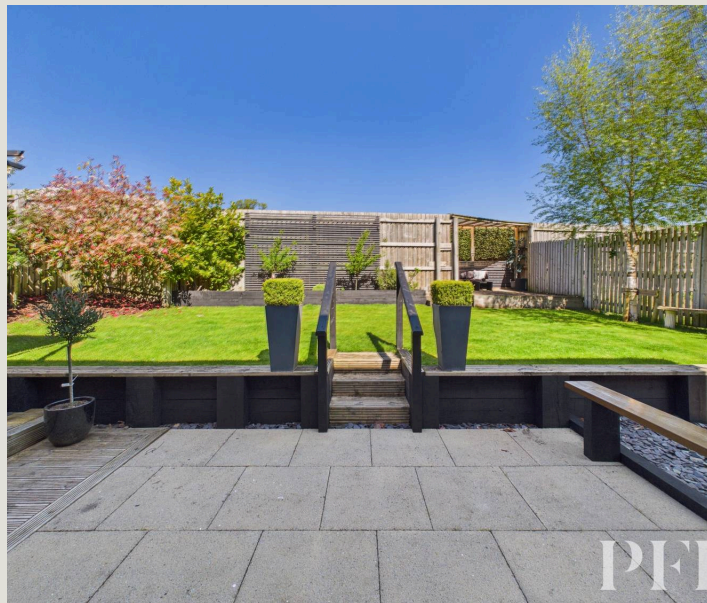


ADDITIONAL INFORMATION

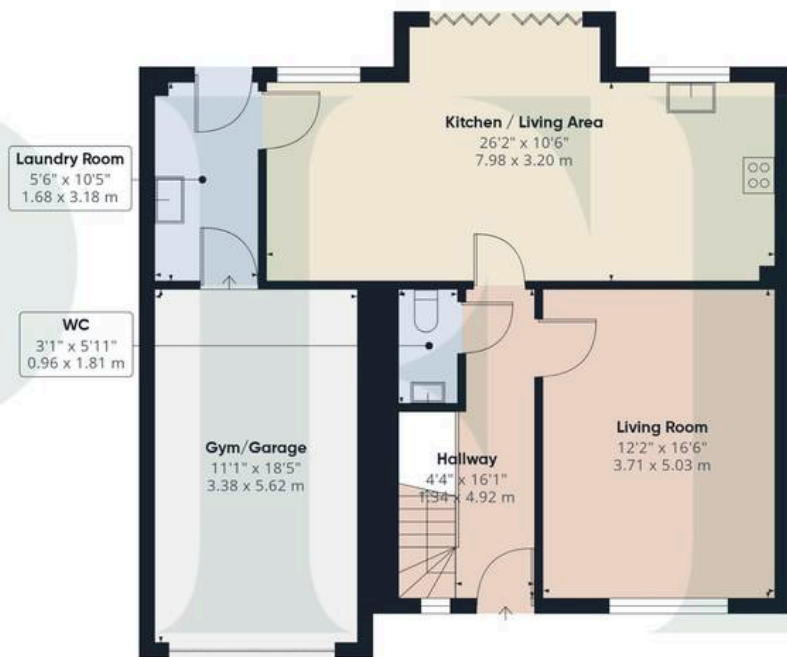
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PFK works with preferred providers for services relating to buying or selling property. These providers offer competitive pricing, but you are under no obligation to use them and are free to choose alternatives. If you do use these services, PFK may receive a referral fee as follows (all figures include VAT):

- Conveyancing (Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd): £120 to £210 per completed sale or purchase.
- Auction – If you decide to sell your property via Auction House Cumbria following our introduction, the average referral fee earned for 2025 was £2,398 and is dependent on the final sale price.
- Financial Services (Emma Harrison Financial Services): average referral fee of £221 in 2024 for arranging mortgages, insurance, and related products.
- EPCs (M & G EPCs Ltd): £25 for EPC
- Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15





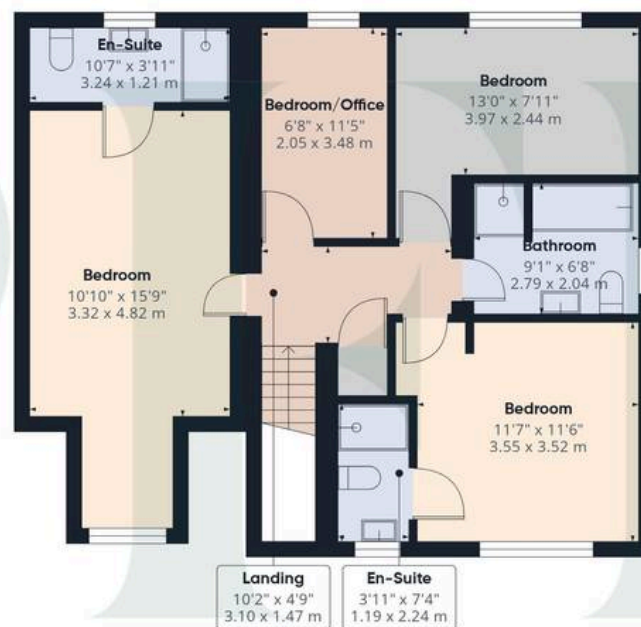


Floor 0

Approximate total area⁽¹⁾

1604 ft²

149.2 m²



Floor 1



(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



PFK Estate Agents, Carlisle.

Devonshire Chambers, Penrith, Cumbria - CA11 7SS

01228 558666

carlisle@pfk.co.uk

www.pfk.co.uk

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