HUNTERS®

HERE TO GET *you* THERE



Plot 2, Aurelian Rise

Monkhill, Carlisle, CA5 6FF

£345,000

4 2 1 B

- Newly Built Four-Bedroom Detached Family Home
- Small Exclusive Development in the Peaceful Hamlet of Monkhill
- Kitchen and Bathroom Fittings to be chosen by the Purchaser
- Bright Living Room with Glazed Double Doors to the Dining Kitchen
- Dining Kitchen with Patio Doors our to the Rear Garden
- Four Bedrooms with Master En-Suite Shower Room
- First Floor Family Bathroom plus Ground-Floor WC/Cloakroom
- Landscaped Rear Garden including Paved Patio and Neat Lawn
- Block-Paved Driveway and a Large Integral Double Garage
- Energy-Efficient Air-Source Heat Pump Heating plus Solar Panels

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This modern four-bedroom detached family home offers thoughtfully designed accommodation, with the exciting opportunity for the new owner to personalise the finishing touches to their own tastes and preferences. Constructed to a stage that allows buyers to select their own kitchen units, worksurfaces and tiling, along with their preferred bathroom suites and tiling, the property provides a fantastic opportunity to create a home tailored to their individual style. Combining a practical and versatile layout with energy-efficient features, this appealing new-build home is perfectly suited to modern family living.

Internally, Plot 2 is designed for modern family living, including a spacious front-facing living room with double doors opening into the dining kitchen, creating an excellent flow between the two principal living spaces. The dining kitchen will feature ample fitted cabinetry, generous space for dining furniture and patio doors providing direct access to the garden. A welcoming entrance hallway with a convenient WC/cloakroom completes the ground-floor accommodation. To the first floor, a bright landing provides access to four bedrooms, offering flexibility for growing families or those requiring dedicated home-working space. The master bedroom benefits from its own en-suite, whilst the remaining bedrooms are served by a contemporary family bathroom.

Externally, Plot 2 benefits from a landscaped rear garden, featuring a paved patio accessible from the dining kitchen, alongside a neat lawn, all providing an ideal setting for outdoor dining, entertaining and family enjoyment. To the front, a substantial block-paved driveway provides generous off-road parking, complemented by an integral double garage offering excellent additional parking.

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, internal doors to the living room, dining kitchen and WC/cloakroom, recessed lighting, and stairs to the first floor with glass balustrades and an under-stairs cupboard.

LIVING ROOM
Double glazed window with front outlook, and glazed double doors through to the dining kitchen.

DINING KITCHEN
Double glazed window with rear outlook, double glazed patio doors to the rear garden, and recessed lighting.

WC/CLOAKROOM
Recessed lighting, and an extractor fan.

FIRST FLOOR:

LANDING
Stairs up from the ground floor with glass balustrades, internal doors to four bedrooms and family bathroom, loft-access point, double glazed window with front outlook, and a double glazed window with side outlook.

MASTER BEDROOM & EN-SUITE
Master Bedroom:
Double glazed window with front outlook, double glazed window with side outlook, loft-access point, and an internal door to the en-suite.
En-Suite:
Recessed lighting, and an obscure double glazed window.

BEDROOM TWO
Double glazed window with rear outlook.

BEDROOM THREE
Double glazed window with rear outlook.

BEDROOM FOUR
Double glazed window with front outlook.

FAMILY BATHROOM
Recessed lighting, and an obscure double glazed window.

EXTERNAL:
Driveway & Front Garden:
To the front of the property is a block-paved driveway allowing off-street parking for multiple vehicles, alongside a lawned front garden. Pathways lead down both sides of the property, providing access to the rear garden.
Rear Garden:
To the rear of the property is a generous garden, including paved patio which is accessible from the dining kitchen, alongside a neat lawn. A pedestrian access door allows access to the garage.

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

WHAT3WORDS:
For the location of this property, please visit the What3Words App and enter - ///blackouts.vowed.aims

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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HERE TO GET you THERE
Garage
18'8" x 19'4"
5.71 x 5.91 m
Kitchen
7'10" x 9'9"
2.41 x 2.98 m
Dining Room
10'3" x 10'3"
3.13 x 3.14 m
WC/Cloakroom
3'5" x 4'11"
1.05 x 1.51 m
Hallway
9'3" x 4'2"
2.83 x 1.28 m
Living Room
13'4" x 10'6"
4.08 x 3.21 m
Ground Floor
En-Suite
7'11" x 2'11"
2.42 x 0.89 m
Bedroom Two
11'11" x 8'4"
3.64 x 2.55 m
Bedroom Three
7'11" x 8'6"
2.43 x 2.62 m
Master Bedroom
11'0" x 9'2"
3.36 x 2.80 m
Landing
9'4" x 4'4"
2.86 x 1.34 m
Bathroom
6'4" x 6'10"
1.95 x 2.10 m
Bedroom Four
6'1" x 10'6"
1.86 x 3.20 m
N
W
E
S
Floor 1
Approximate total area(1)
1275 ft²
118.4 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.
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Virtual Staged
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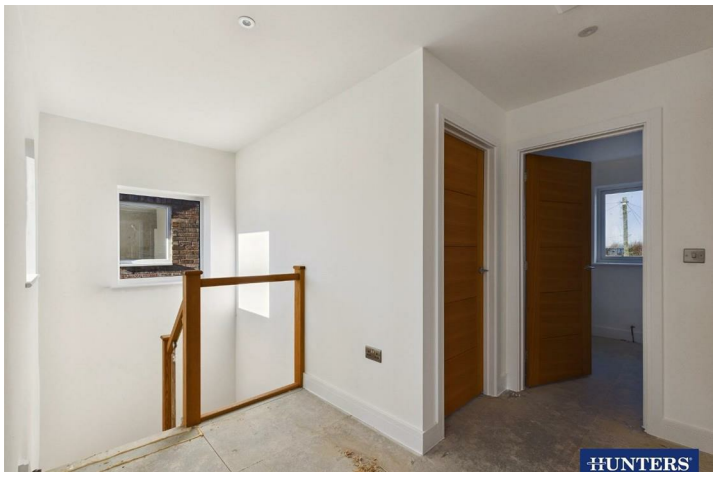

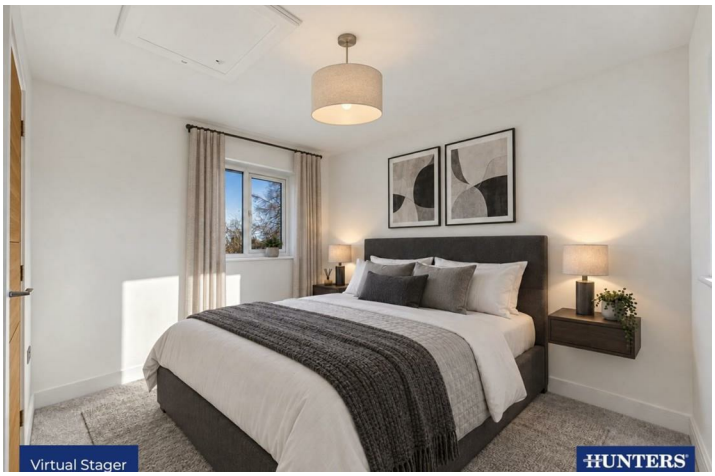
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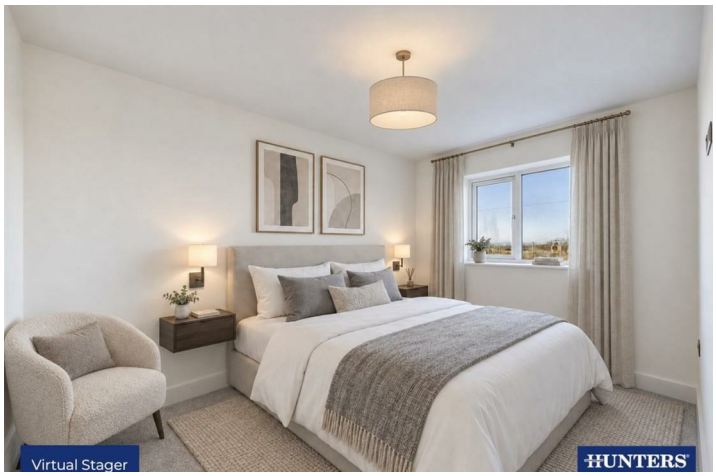
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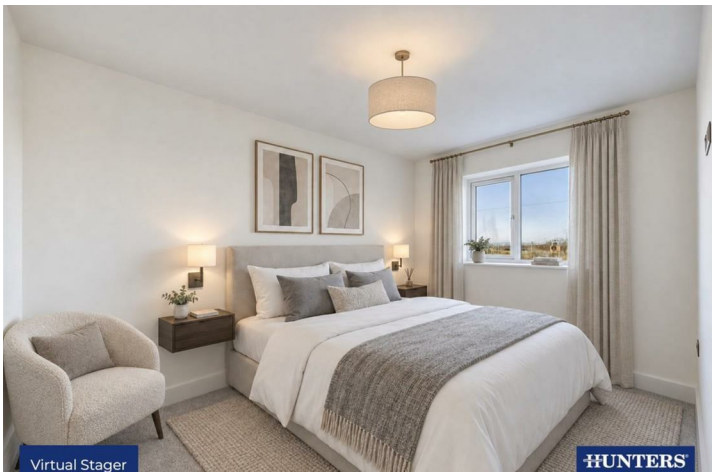
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Discover Aurelian Rise:
Aurelian Rise is an exclusive collection of just seven beautifully designed homes, expertly constructed by Cumbrian Developments Ltd and nestled within the peaceful hamlet of Monkhill. Combining striking contemporary design 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



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,

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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