1 Priors Garth, Wetheral - CA4 8HJ

Guide Price **£695,000**

PFK

1 Priors Garth

Wetheral, Carlisle

1 Priors Garth, Wetheral is nestled within a bespoke modern development in the highly sought-after village of Wetheral. The property offers an impressive five-bedroom detached family home of exceptional quality and contemporary design.

Created with precision, style, and sustainability in mind, this remarkable home blends meticulous craftsmanship with energy-efficient living, boasting an anticipated high rated EPC. Featuring solar PV panels, zoned underfloor heating throughout, and an EV charging point, the property is designed for comfort today and sustainability for the future.

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

Externally, the property features a block-paved driveway, electric garage door, and a fully turfed private rear garden with patio area, power points, and water tap — perfect for relaxing or entertaining outdoors.

- CONSTRUCTION ALMOST COMPLETE

1 Priors Garth

Wetheral, Carlisle

Adding a personal touch, the buyer will be invited to customise their own finishes, with generous allowances included in the price:

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

Further upgrades are available should you wish to tailor the home even more closely to your personal style.

Located in the heart of picturesque Wetheral, residents can enjoy the very best of village life. From strolling around the village green and coffee at the local cafe, enjoying the local village pub to fine dining at the renowned Fantails Restaurant. For commuters, Wetheral Railway Station provides effortless access to Carlisle and beyond, offering the perfect balance of countryside charm and modern convenience.

1 Priors Garth is not just a home, it's a statement of modern living, crafted for those who appreciate quality, comfort, and a truly enviable location.

- Tenure - Freehold
- EPC - Predicted A (TBC on completion of build)
- Council Tax - TBC

Entrance Hallway
Doors off to living room, study, cloakroom WC and double doors into dining kitchen, stairs to first floor.

Living Room
Dual aspect room with French doors to rear garden

Study

Cloakroom WC

Kitchen / Dining
With French doors out to the rear garden and door to utility

Utility Room
With door to the rear garden and door to the integral garage

Bedroom 1
With dressing room and en-suite

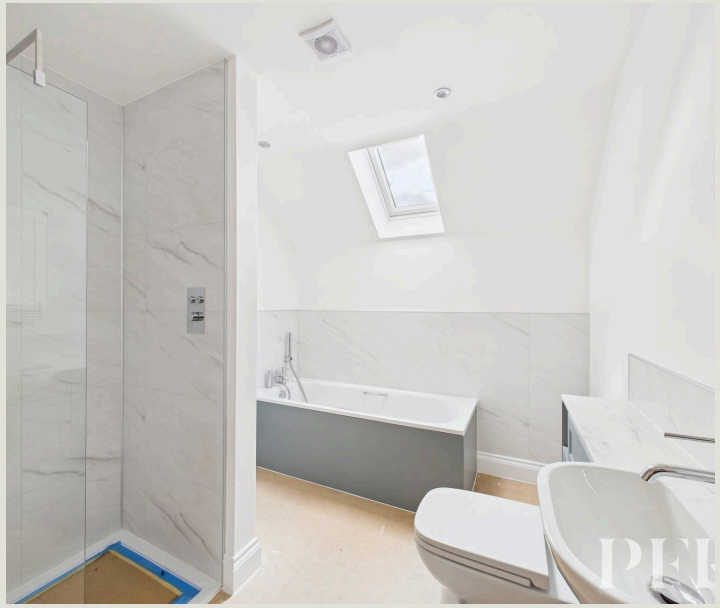
Bedroom 2
With en-suite

Family Bathroom

Bedroom 3

Bedroom 4

Bedroom 5



GARDEN

A front lawn and flower bed flank the driveway at the front with pedestrian access via both sides of the property to an enclosed, rear garden with large, patio seating area, lawn (will be turfed), external water tap and power sockets.

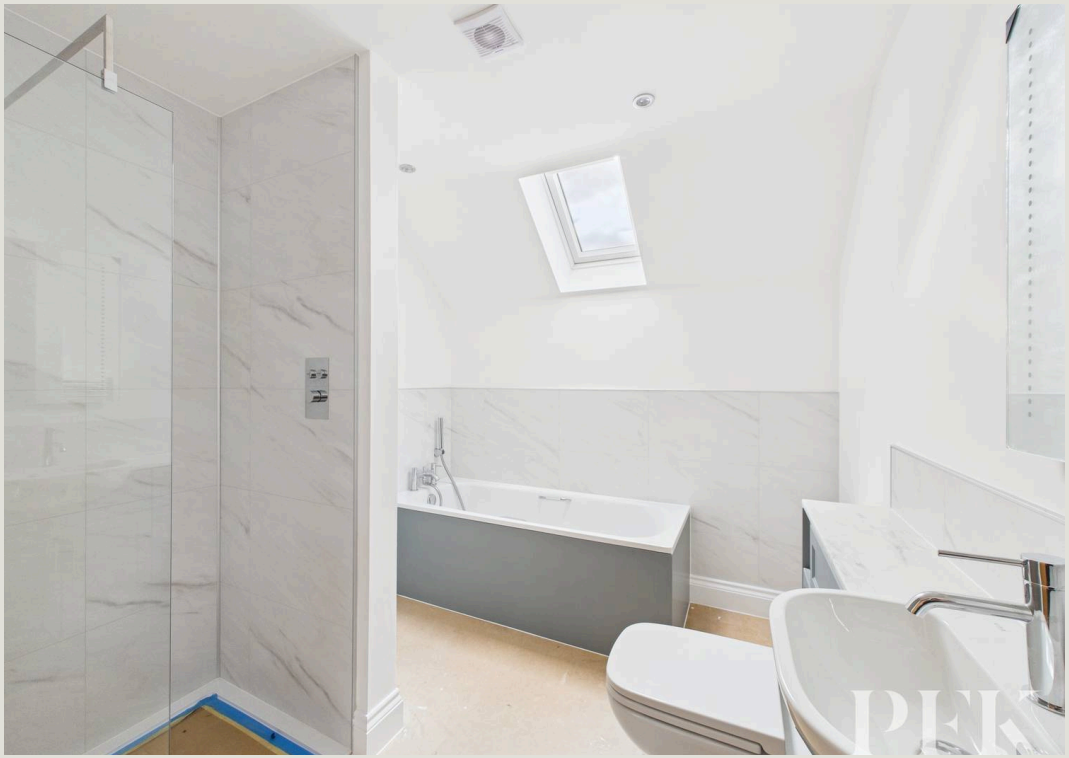
Double integral garage: with electric door, power and light. The central heating boiler is housed in the garage and solar PV control unit and battery storage.

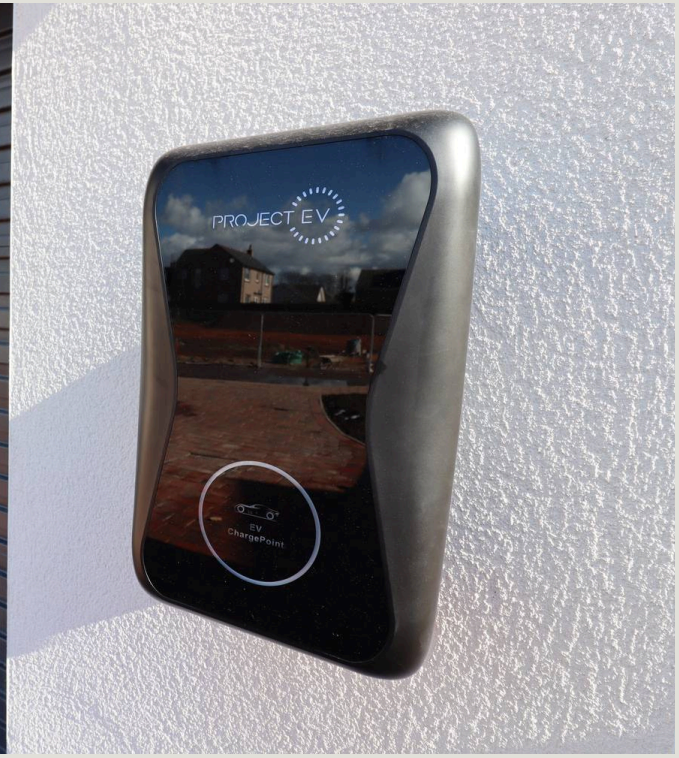
Driveway: A generous, block paved driveway provides ample parking and provides electric vehicle charging point.

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.

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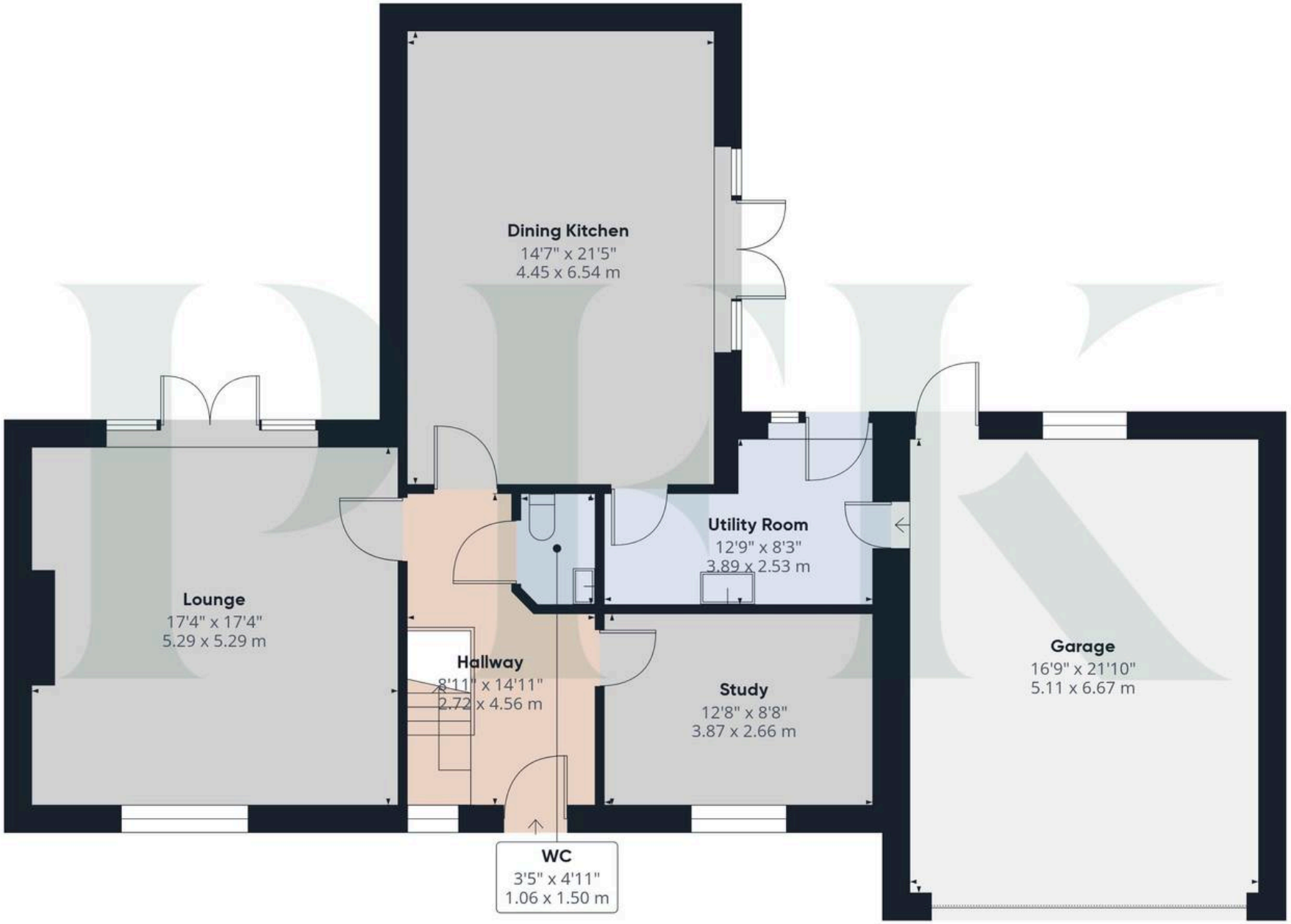

Floor 0

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Approximate total area(1)

1330 ft²

123.5 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

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.

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.

Directions

1 Priors Garth can be located with the postcode CA4 8HJ and identified by a PFK 'For Sale' board. Alternatively you can use What3Words ///racetrack.onto.glee

PLEASE NOTE

Some of the images have been tastefully enhanced through virtual furnished styling to showcase the home's possibilities for 9 Priors Garth not 1 Priors Garth. For a true representation of the property as it currently stands, please view the virtual tour.

PFK Estate Agents

9-10 Devonshire Chambers, Penrith, Cumbria - CA11 7SS

01768 862135

penrith@pfk.co.uk

www.pfk.co.uk