HUNTERS®

HERE TO GET *you* THERE



The Manley XL

Harker Fold, Carlisle, CA6 4RF

Price £490,000

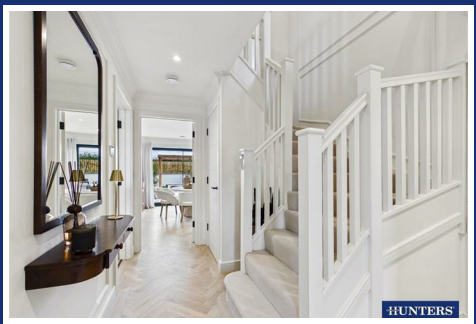
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- EXCLUSIVE 5 bedroom detached home with OPEN PLAN kitchen/dining/family room
- ENERGY EFFICIENT with SOLAR PANELS and UNDERFLOOR HEATING
- Two ENSUITE bedrooms and family bathroom with FREE STANDING BATH
- Integral Garage and Driveway for up to Three Cars
- Best of both worlds - SEMI-RURAL living close to Carlisle city centre
- German-made LEICHT kitchen with SIEMENS built in appliances as standard
- Mechanical Ventilation Heat Recovery Serving the Whole Property
- Versatile fifth bedroom ideal as a HOME OFFICE, PLAYROOM or DRESSING ROOM
- Excellent TRANSPORT LINKS with easy access to the M6
- 10 Year LABC warranty for guaranteed peace of mind

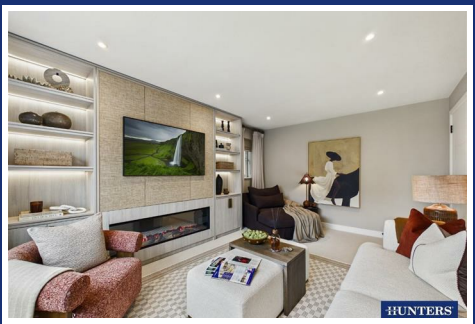
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We are delighted to invite prospective purchasers to a special festive evening, hosted in partnership with Gibby's Bar, on Wednesday 2nd December, between 5:30pm and 7:30pm.

Join us for an enjoyable evening of festive hospitality, with a selection of wine, fizz, cocktails and cheese, while taking the opportunity to discover more about this exciting development.

This is a complimentary event, with limited availability. Advance booking is essential, so please contact our team by telephone or email to reserve your place.

Welcome to the Manley XL - a detached five-bed executive home where every detail has been carefully considered to ensure an elegant living environment that is as cost-effective to run as it is beautiful to live in. This fine residence not only offers space and luxury but also the opportunity to add a personal touch, with a wide range of bespoke choices and upgrades available which you can choose these to reflect your own taste.

From the moment you step inside, the sense of space is undeniable. A bright and light hallway leads to a spacious living room which has expansive windows that fill the space with natural light. The heart of the home is the impressive open-plan kitchen/dining/family area thoughtfully positioned at the rear of the property. With direct access to the garden, it creates a seamless connection between indoor and outdoor living. The ground floor is completed by a utility room and ground floor WC adding convenience, while the integral garage provides secure parking and additional storage.

On the first floor, this home continues to impress. Two of the five bedrooms feature ensuite shower rooms, while three further well-proportioned bedrooms provide flexibility-whether as bedrooms, a home office, or a dedicated dressing room. A stylish family bathroom completes the first floor, finished to the highest standard with contemporary free standing bath and elegant ceramic tall tiling.

The Manley XL is equipped with the latest technol

LOCATION

Positioned just north of Carlisle, our development at Low Harker offers a rare opportunity to enjoy country living within minutes of the all the amenities of the city. Low Harker is exceptionally well connected: the popular routes of M6, A69 and A7 are all within easy reach. Carlisle city centre, with its vibrant array of fine dining restaurants, schools, high street shops and cultural/historical attractions lies less than 4 miles away. The Scottish Borders and the Lake District National Park are only a short drive away too. Blending tranquillity, history, and excellent accessibility, Low Harker presents a distinguished address for those seeking both privacy and prestige.

ABOUT HARTFELL HOMES

Hartfell Homes & Developments Limited have been developing and building innovative homes within thoughtfully planned-out communities for well over 20 years thought Cumbria and the Borders.. Our ambition is simple, to design and build quality homes that you'll aspire to and want to live in.

To achieve that ambition, every stage of construction - from initial ground and foundation works - all the way through to external and internal 'finishes' are personally supervised by a director of Hartfell Homes. Only when we are satisfied with overall build quality and all finishes, are we then ready to hand our houses over to you, our new home owner, to begin your journey of making our house into your brand new home.

But our journey in creating your home doesn't stop there. Our 'Aftercare' is second to none and we pride ourselves in providing a friendly, easily accessible and efficient after-sales service for our home owners, so we can take care of your home after
you've moved in. Hartfell's passion, pride, commitment and enthusiasm is at the heart of every home we build.
We look forward to welcoming you to Harker Place and introducing you to your new dream home!

Entrance Hall

Living Room

15'6" x 11'4" (4.74m x 3.47m)

Kitchen/Diner/Snug

30'5" x 12'11" (9.28m x 3.95m)

Utility

9'3" x 5'6" (2.84m x 1.70m)

Cloakroom

5'4" x 3'8" (1.65m x 1.13m)

First Floor Landing

Principle Bedroom

13'0" x 10'11" (3.97m x 3.35m)

Principle Ensuite

9'4" x 5'1" (2.86m x 1.57m)

Bedroom Two

12'0" x 9'4" (3.68m x 2.86m)

Ensuite Bedroom Two

Bedroom Three

11'7" x 9'6" (3.55m x 2.91m)

Bedroom Four

10'8" x 9'7" (3.27m x 2.93m)

Bedroom Five

9'5" x 7'8" (2.89m x 2.36m)
Please note that the images used for Bedroom Five show the room as a dressing room with an access through to the Principle Bedroom. The images used are illustrative only.

Family Bathroom

9'0" x 6'6" (2.76m x 2.00m)

Integral Garage

16'1" x 9'2" (4.92m x 2.81m)

SERVICES

* Mains electric & gas * Mechanical Ventilation Heat Recovery * Gas central heating with Underfloor heating on Ground Floor and Radiators on the First Floor * Solar Panels * EV charging point * 10 year LABC Warranty.

Energy Performance Rating A
Council Tax Band will be allocated by the local authority once occupied.

Please Note

The images used in the room settings are from the Show Home which can be viewed on your site visit. The show Home is the same as this Manley XL, but in reverse layout with the garage on the right-hand side rather than left. The images used include optional upgrades. Some of the external images used have been digitally altered to demonstrate the potential streets scene once the development is completed.

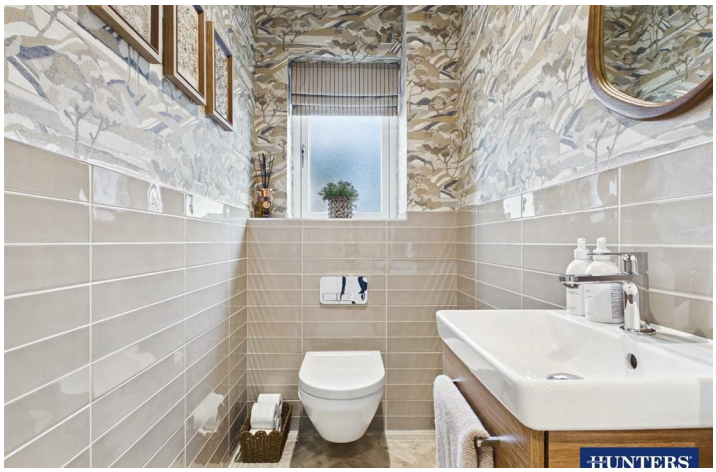
Floorplan


Kitchen/Dining/Snug
30'5" x 12'11"
9.28 x 3.95 m
Utility
9'3" x 5'7"
2.84 x 1.70 m
Hallway
8'8" x 13'11"
2.64 x 4.26 m
Living Room
11'4" x 15'6"
3.47 x 4.74 m
Integral Garage
9'2" x 16'1"
2.81 x 4.92 m
WC
3'8" x 5'4"
1.13 x 1.65 m
Ground Floor
Bedroom Four
10'8" x 9'7"
3.27 x 2.93 m
Bedroom Five
7'9" x 9'6"
2.36 x 2.89 m
Principle Bedroom
10'11" x 13'0"
3.35 x 3.97 m
Landing
8'6" x 11'9"
2.60 x 3.60 m
Family Bathroom
6'6" x 9'0"
2.00 x 2.76 m
Ensuite
9'4" x 5'1"
2.86 x 1.57 m
Bedroom Three
11'7" x 9'6"
3.55 x 2.91 m
Bathroom
6'6" x 3'6"
2.00 x 1.07 m
Bedroom Two (Ensuite)
9'4" x 12'0"
2.86 x 3.68 m
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Approximate total area(1)
1700 ft²
158 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



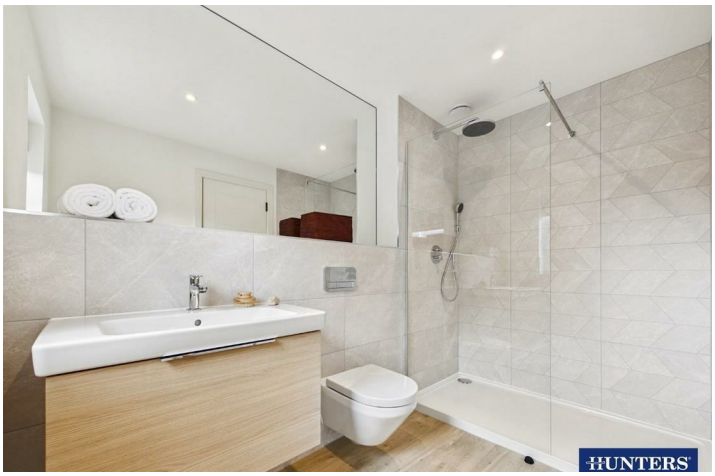




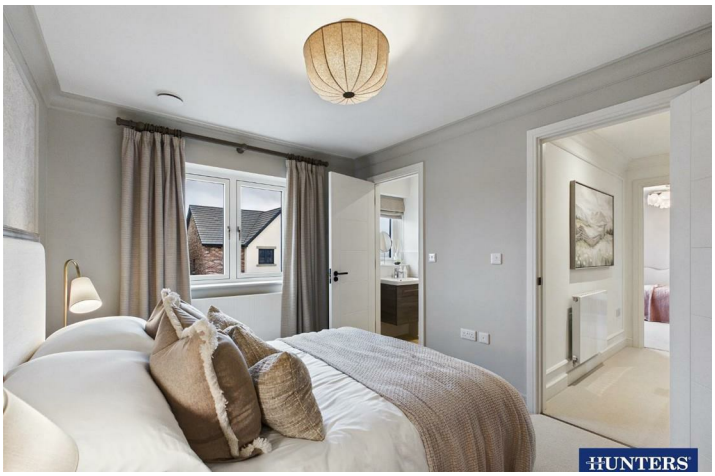


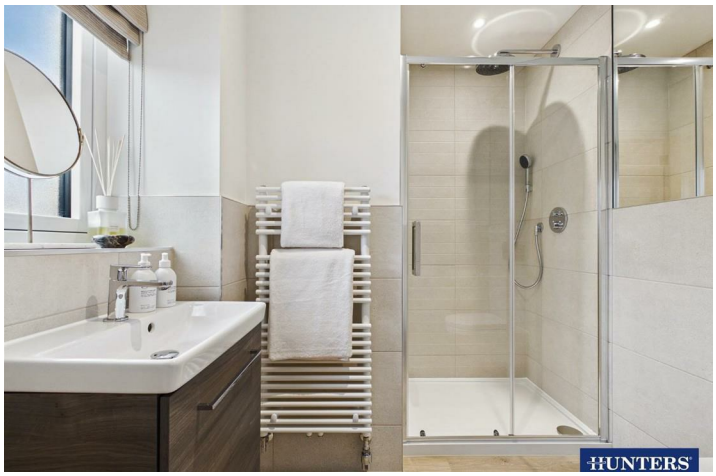


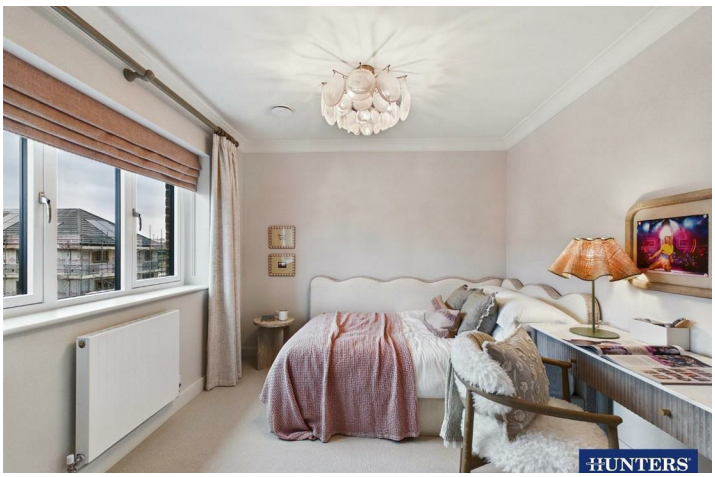




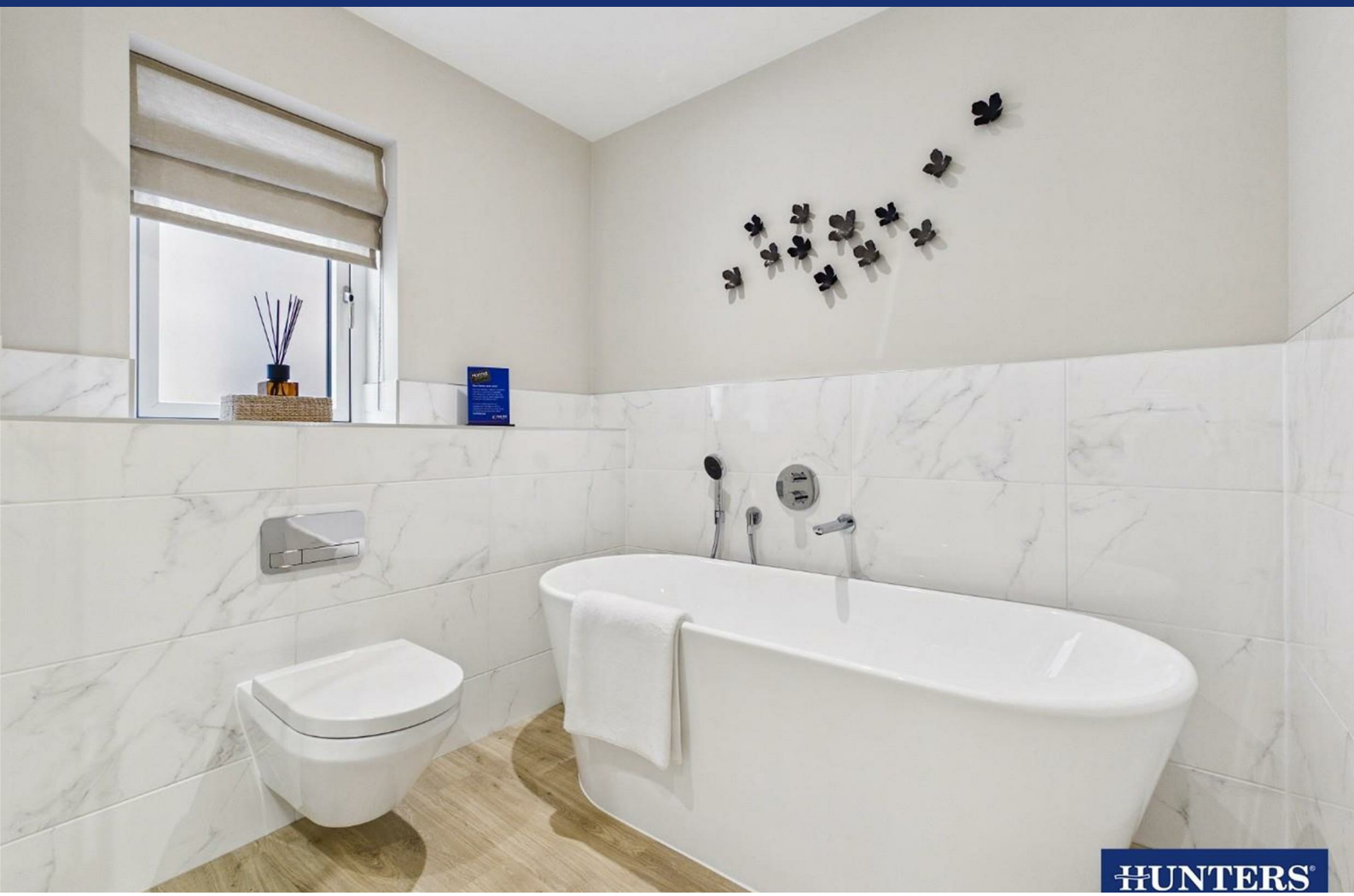




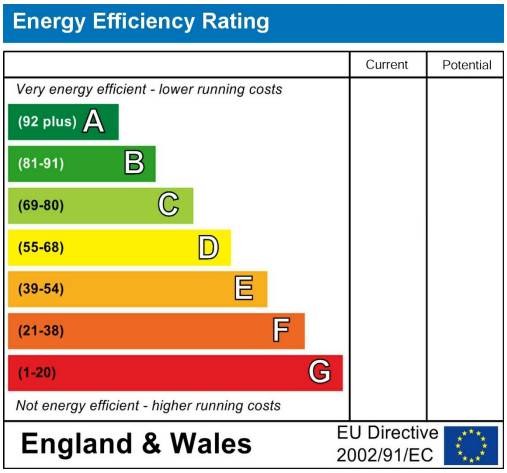


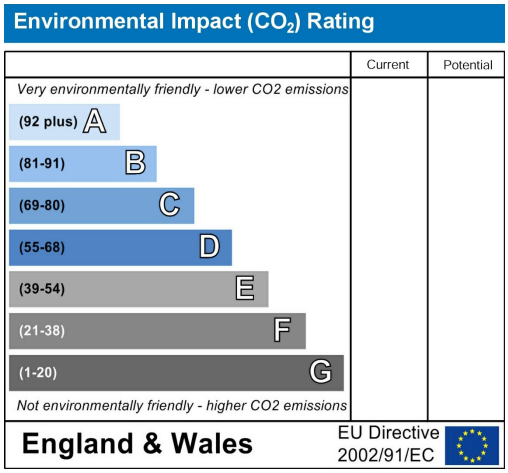






Energy Efficiency Graph



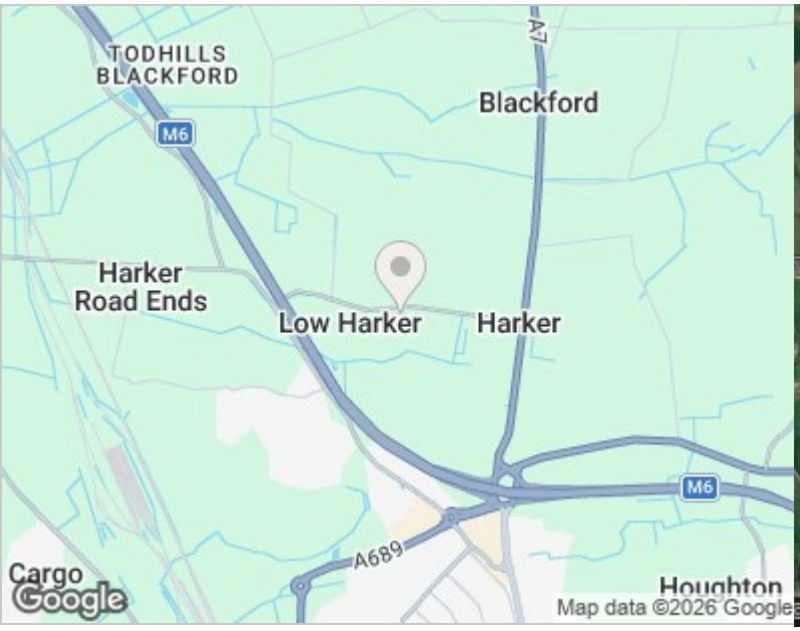


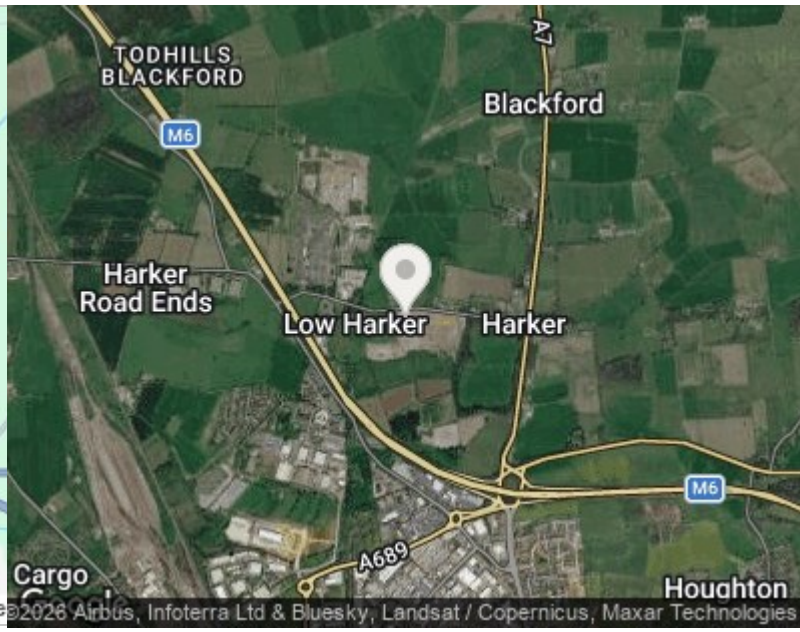
Viewing

Please contact our Hunters Carlisle Office on 01228 584249 if you wish to arrange a viewing appointment for this property or require further information.

Road Map

Hybrid Map









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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