



The Pastures

An opportunity to acquire a modern energy efficient 2- or 3-bedroom detached bungalow with a strong focus on design, quality and space situated in a quaint historic village, close to the city of Carlisle.

willanliving.co.uk



Welcome to The Pastures

If you have been searching for a brilliantly designed bungalow located within a small welcoming cul-de-sac in proximity of Carlisle city centre whilst offering a steppingstone to some of the Northwest's most scenic countryside, then you've found the perfect place.





Another unique location by Willan

The Pastures is sited at the heart of Moorhouse, a quaint historic village positioned only five miles away from Carlisle city centre.

A cosy old-style village pub, artisan smokery, jewellery studio, pet grooming parlour, and playground are but a few of the charming comforts found on the community's doorstep.

Carlisle has a wealth of history and heritage to explore as well as shopping and breath-taking countryside.

Housing Key



Jacob



Herdwick



Swaledale



Flexible, first class living

As well as presenting an enhanced specification both inside and out each new home by Willan Living offers a versatile layout suiting today's busy modern lifestyle.



Quality Throughout

We know how important the small details are and how the finishing touches really make a house a home, that's why quality always comes as standard.

Wide Choice

We want you to be delighted with your new Willan home, so we offer a wide choice of finishes. Make an early reservation and specify your kitchen and bathroom finishes from our extensive predetermined range.

Living Space

In today's modern lifestyle, the use of space is so important, so as well as carefully planning the outside we strive to provide maximum square footage with great flow and plenty of space for storage.



Small details that make big differences

We build spacious homes designed for modern living for owners who appreciate quality.

Here are some examples of the unique specifications you might not find elsewhere and it's all included in the list price:



General

- Premium clay bricks
- Sandstone mullions
- Highly insulated
- Air source heat pump
- Underfloor heating
- Electric garage door
- Double glazing
- Oak internal doors
- Fibre internet connectivity
- EV charging point available

Kitchen

- Modern open plan layout
- British made cabinetry
- Soft close doors and drawers
- Composite granite sink
- Designer tap
- Integrated Caple appliances:
 - Oven
 - Induction hob
 - Extractor fan
 - Microwave
 - Fridge-freezer
 - Dishwasher



Specifications continued

Living

- Double bedrooms
- Spacious lounge
- Triple aspect sunroom
- Utility room (selected plots)
- Garage

Bathrooms

- Stylish bathroom and en-suite
- Water saving fittings
- Floor-standing vanity units
- Wall and floor tiles
- Sanitary ware by Roper Rhodes

Garden

- Outside tap
- Outside power socket
- Flagged paths and patio
- Block paved driveway
- Biodiverse hedge planting
- Turfed lawn





Building for the future

Every new home that we create exceeds modern standards. We want to make sure your new home is energy efficient, cheaper to run and better for the environment.



Energy Efficiency

Your new home will have a precise standard of insulation, double-glazed windows and an innovative air source heating system that leads to less energy consumption helping you keep household bills down.



Sustainability

We know that the house-building industry has a long way to go until it's totally sustainable so we're consciously supporting change. That's why we focus on establishing wholesome connections with local businesses and strive to reduce our carbon footprint wherever possible. Every home at The Pastures comes with infrastructure to charge an electric car and biodiverse hedging, improving the way you care for the planet.



British Made

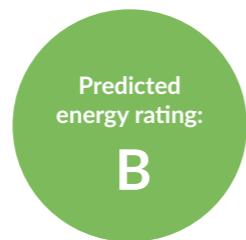
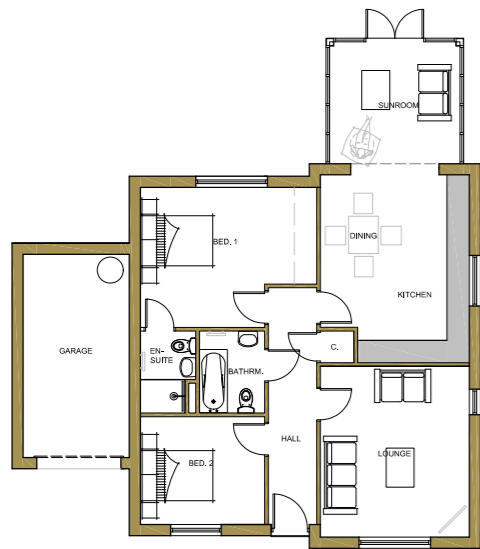
Supporting British manufacturing and giving you choice is important to us, that's why all our homes come with a kitchen that is made to order at a purpose-built production facility in the heart of Yorkshire. What's more any natural sandstone we use comes from a nearby family-owned quarry. And that is us just getting started.



The Swaledale

2-bedroom detached bungalow
Total floor area 95m²
(Excl. garage)

A beautifully designed home extending a kitchen/diner, lounge, sunroom, bathroom, en-suite, two bedrooms and attached garage.



Room Dimensions:

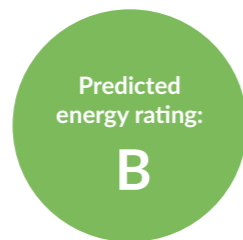
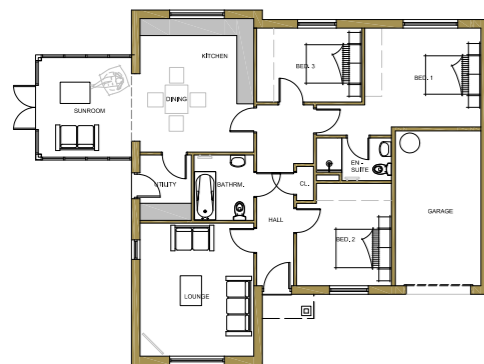
Lounge	4.5m x 4m
Kitchen/dining room	5m x 4m
Sunroom	3.4m x 3.2m
Bedroom 1	4.7m x 3.7m
Bedroom 2	3.3m x 2.9m



The Herdwick

3-bedroom detached bungalow
Total floor area 115m²
(Excl. garage)

A delightfully spacious home presenting a kitchen/diner, lounge, sunroom, bathroom, en-suite, three bedrooms, utility room and attached garage.



Room Dimensions:

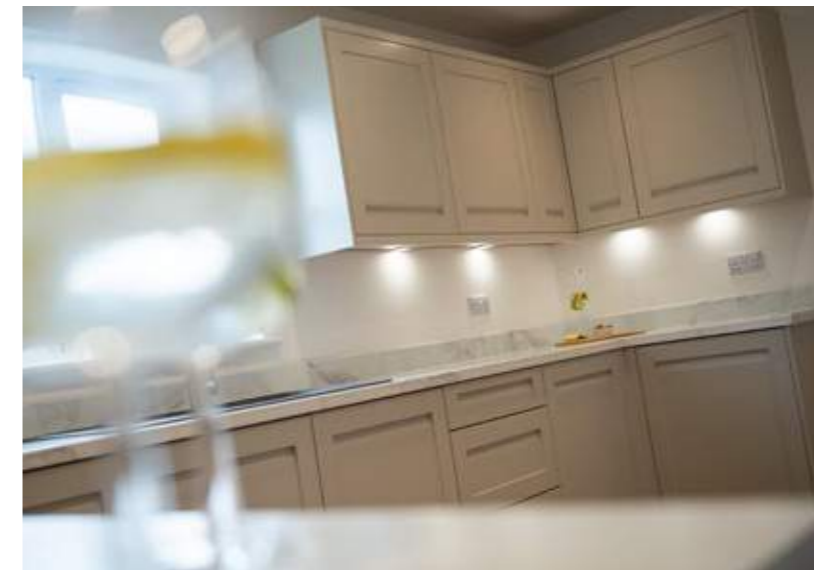
Lounge	4.6m x 4m
Kitchen/dining room	4.6m x 4m
Utility	2.3m x 1.8m

Sunroom	3.5m x 3m
Bedroom 1	4m x 3.5m
Bedroom 2	3.6m x 3.3m
Bedroom 3	3.7m x 2.6m



Don't just take our word ...

Since 2010 we've been building homes in and around Cumbria. We pride ourselves on offering a true sense of community and family lifestyle.



Otter's Holt, Culgaith

"We bought a newly built property from Willan Living, the whole process from start to finish was expertly handled, there was never a point where we were concerned about the buying process, great communication throughout. Jenna is a credit to the company and helped us navigate through the stresses that come from buying, patient and friendly always. 5 Star Service".

P. Sapi

Hall Farm, Langwathby

"I recently purchased a new home from Willan Living. The property has been finished to a high standard with thoughtful details. Willan Living have been on hand throughout the purchase and since moving in have responded to any queries quickly and professionally".

P. Jackson

Blossom Hill, Lazonby

"Good quality home and professional, responsive after-service from this family business. They have dealt with all our queries in a timely manner".

A. Ashton



Contact the sales office to find out more
and register your interest

CALL NOW: 07949 782321
EMAIL: sales@willanliving.co.uk



willanliving.co.uk

