



# Manor Farm

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Discover the rare chance to own a four or five bedroom home designed for modern living, nestled amidst the magnificent historic grounds of the Crofton estate.

[willanliving.co.uk](http://willanliving.co.uk)



# Welcome to Manor Farm

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If you've dreamt of owning a home that effortlessly combines a generous use of space, energy efficiency and quality finish, then your search ends here. Choose from our carefully curated selection of four and five bedroom homes, each designed with comfort and style in mind.

Nestled within the historic grounds of the Crofton estate, our offerings include exquisite barn conversions and stunning new build farmhouses. Your quest for the ideal home ends here, where every corner reflects our commitment to excellence and creating modern living spaces.







## Another unique location by Willan

Imagine waking up to the tranquillity of Manor Farm's magnificent grounds, with acres of greenery at your doorstep. This is a setting that provides a rare blend of historic charm and modern living.

Carlisle, a vibrant city with a rich cultural heritage is just moments away. Enjoy the convenience of shopping, dining and entertainment nearby.

Nature enthusiasts will be thrilled by the easy access to the Northwest's most picturesque countryside. Escape the hustle and bustle whenever you desire, with scenic landscapes and outdoor adventures waiting for you.

### Housing Key

	Shetland Unit 1		Hampshire Unit 2
	Oxford Unit 3		Dartmoor Unit 4
	Norfolk Unit 5		Cambridge Unit A/B
	Portland Unit C/D		Dorset Unit E



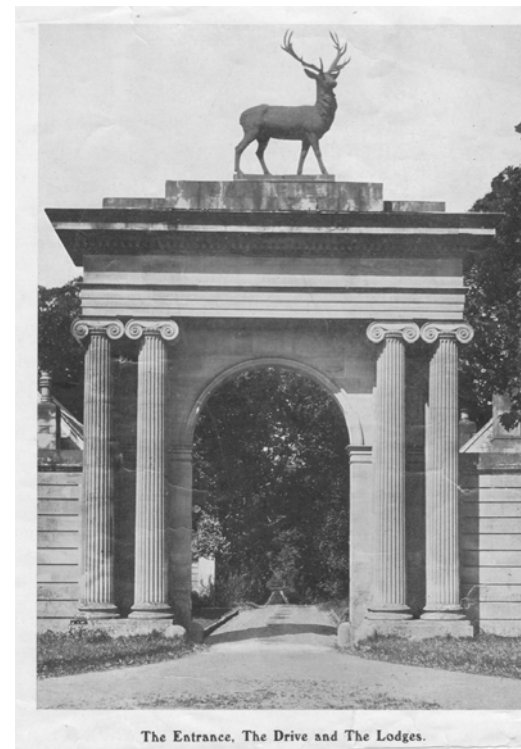


# Steeped in history

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Discover Manor Farm, a charming development on the historic Crofton estate, where past and present converge to create your future home.

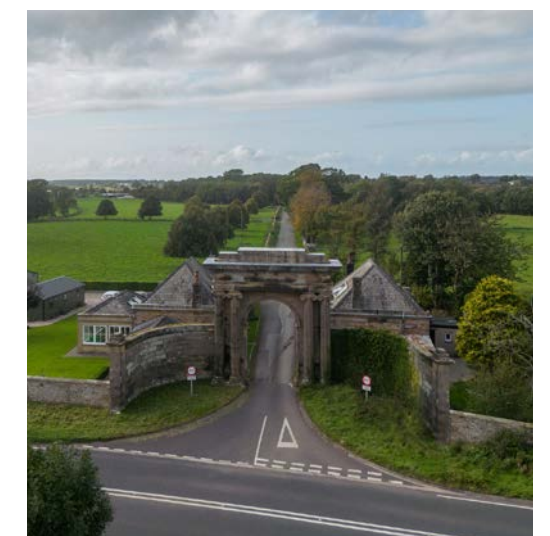
Since the time of King John, Crofton has stood as a testament to timeless elegance and heritage. The Estate, once adorned with the grand Crofton Hall, stables, gardens, and more, whispers stories of a bygone era.



Originally owned by the 'de Crofton' family, Crofton later became part of the Brisco family's estate. Their opulent lifestyle added to the estate's allure, and though the grandeur of Crofton Hall quieted in the 19th century, the estate continues to echo with history. In 1936, Crofton Hall was sold to the Land Settlement Association, marking a transformative era. Today, while the estate has evolved, history and heritage linger in the air, creating a unique blend of old and new.

Manor Farm invites you not to just be a part of history but to make it your own. Imagine calling this place home, where every day pays homage to timeless elegance and the stories of the past become part of your own narrative.

Experience a blend of history and modernity at Manor Farm, where the charm of Crofton's past inherently meets the warmth of your future home.







# We create space for modern living

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At Willan Living, we go beyond the ordinary by presenting an elevated specification both inside and outside each new home, complemented by versatile layouts perfectly suited to today's busy modern lifestyle.



## Living Space

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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.



## Wide Choice

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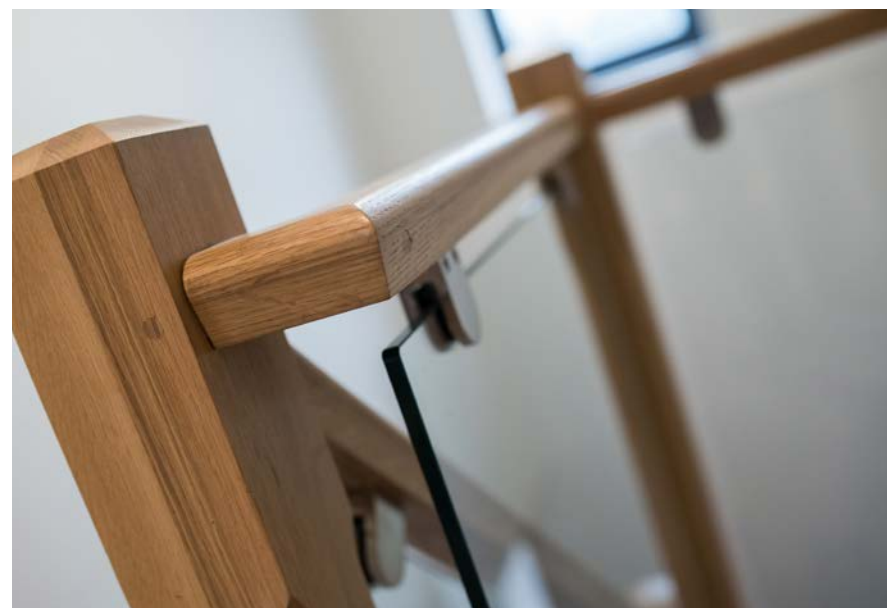
We want you to be delighted with your new Willan home, so we offer a wide choice of finishes. Make an early reservation and you can specify your kitchen and bathroom finishes from our predetermined ranges.



## Quality Throughout

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We know how important the small details are and how finishing touches really make a house a home so from our affordable homes to our executive homes quality comes as standard.



## Small details that make big differences

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

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

### General

- Unique architectural design
- Use of natural stone and clay bricks\*
- Locally quarried sandstone lintels and cills
- Genuine slate roofs
- Highly insulated
- Air source heat pump
- Underfloor heating
- UPVC window frames
- Double glazing
- Secure composite external doors
- Convenient electric garage door\*
- Solid oak doors internally
- Solid oak and glass stairs balustrades
- Fibre internet connectivity
- EV charging points available

### Kitchen

- Modern kitchen, dining, family spaces
- British made cabinetry
- Soft close doors and drawers
- Composite granite sink
- Designer tap
- Integrated Caple appliances:
  - Double oven
  - 5 zone induction hob
  - Extractor fan
  - Microwave
  - Fridge-freezer
  - Dishwasher
  - Wine chiller\*





## Specifications continued

### Living

- Double bedrooms
- Spacious lounge
- Practical utility room
- Work from home with a study\*
- Convenient garage\*

### Bathrooms

- Contemporary bathroom and ensuite
- Designer sanitary ware
- Beautiful free-standing bath\*
- Elegant vanity units for added luxury
- Wall and floor tiling included
- WRAS approved taps for water efficiency

### Garden

- Enclosed garden
- Natural Indian sandstone paths and patio
- Turfed lawn
- Outside tap
- Outside power socket
- Block paved driveway
- Landscaped courtyard\*

\*plot specific







# 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.



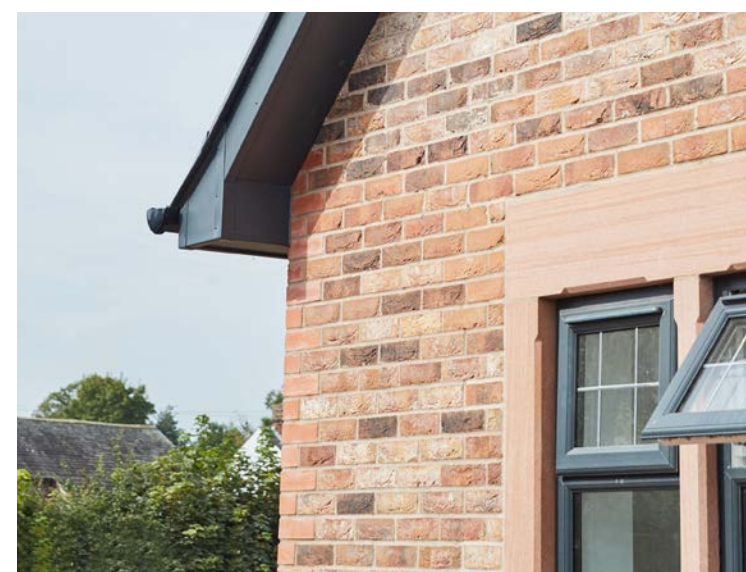
## Energy Efficiency

Your new home will be equipped with a meticulous standard of insulation, double glazed windows, and an innovative air source heating system. These features not only enhance your comfort but also contribute to reduced energy consumption, helping you keep your household bills in check.



## Sustainability

While acknowledging that the house building industry still has strides to make towards total sustainability, we are dedicated to positive change. Our approach centres around fostering meaningful connections with local businesses and proactively reducing our carbon footprint wherever feasible.



## British Made

Supporting British manufacturing and offering you choice are at the core of our values. That's why each of our homes features a kitchen that is crafted to order at a purpose built production facility in the heart of Yorkshire. We take pride in sourcing our sandstone from a nearby family owned quarry, a glimpse of our dedication to excellence. And this is just the beginning of our commitment to providing you with the best.



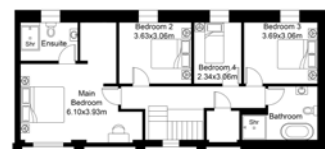


# Shetland

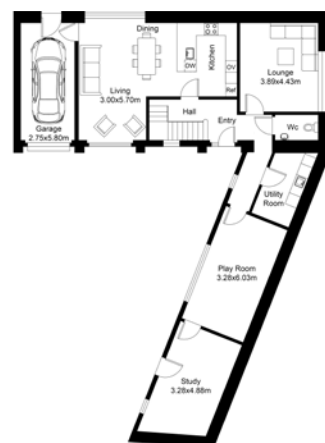
**Five bedroom home**  
**Total floor area 203m<sup>2</sup>**  
**(Excl. garage)**

Introducing 'Shetland', a stunning barn conversion meticulously crafted for modern living. This exquisite home boasts expansive living spaces, including a highly coveted kitchen, family, dining room, a spacious lounge, a dedicated study, four generously appointed bedrooms on the upper level, and a versatile ground floor bedroom that can double as a cosy snug or exciting games room. Additional amenities include a bathroom and ensuite for added convenience, a separate WC, a utility room and an integral garage.

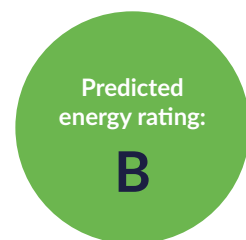
'Shetland' is a harmonious blend of contemporary design and timeless charm, ready to welcome you home.



FIRST FLOOR PLAN



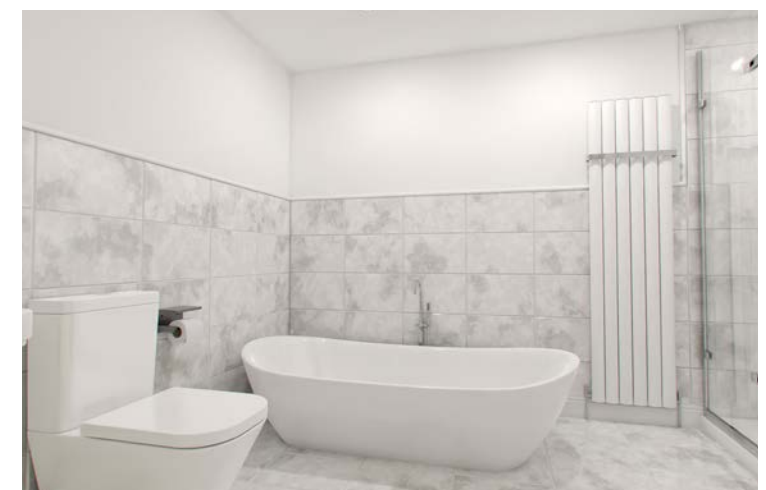
GROUND FLOOR PLAN



## Room Dimensions:

Kitchen, dining, family room	7.85m x 3.65m
Lounge	4.4m x 3.85m
Study	4.9m x 3.2m
Bedroom 1	4.9m x 3.8m
Bedroom 2	3.55m x 3m

Bedroom 3	3.65m x 3m
Bedroom 4	3m x 2m
Bedroom 5 / Playroom	6m x 3.2m





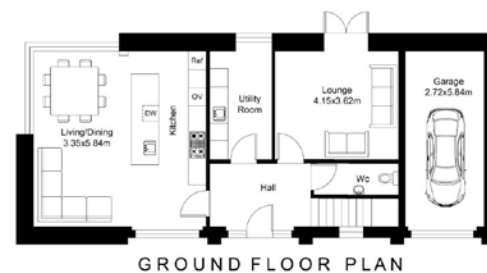


# Hampshire

**Four bedroom home**  
**Total floor area 160.9m<sup>2</sup>**  
**(Excl. garage)**

Discover the charm of 'Hampshire', a delightful barn conversion thoughtfully designed for modern living. This beautiful home showcases a striking kitchen, dining, family room, alongside a spacious lounge that invites relaxation. Boasting four generously proportioned double bedrooms, 'Hampshire' offers comfort and style throughout. Enjoy the convenience of a well appointed bathroom, ensuite for added luxury, a separate WC, a practical utility room, and the ease of an integral garage.

'Hampshire' is more than a home; it's a sanctuary crafted for modern lifestyles.



Predicted  
energy rating:  
**B**

## Room Dimensions:

Kitchen, dining, family room	5.8m x 5.7m
Lounge	4.1m x 3.6m
Bedroom 1	4.4m x 3.8m
Bedroom 2	5.8m x 2.7m

Bedroom 3	3.6m x 2.9m
Bedroom 4	3.6m x 2.9m



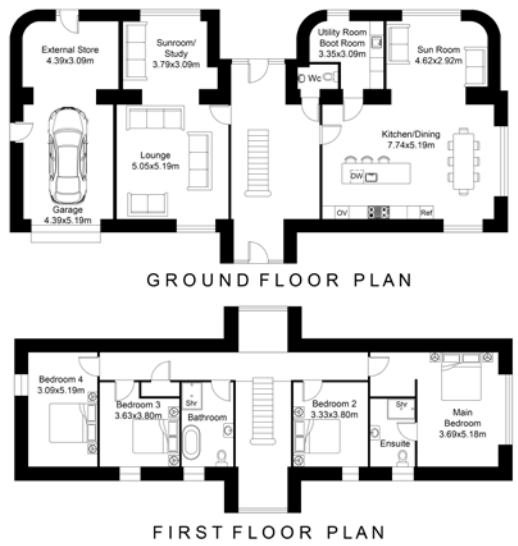


# Oxford

Four bedroom home  
Total floor area 247.9m<sup>2</sup>  
(Excl. garage)

Welcome to 'Oxford,' an expansive four bedroom detached barn conversion tailored for modern living. This grand residence boasts a well appointed kitchen, a spacious dining area, and a family room seamlessly connected to an open plan sunroom, creating a harmonious flow of natural light. As you enter, you'll be greeted by a vast entrance hall that sets the tone for the generous living spaces. Relax in the inviting lounge, or utilise the additional sunroom as a private study. 'Oxford' also provides ample storage with an external store. Upstairs, you'll find four generously sized double bedrooms, complemented by a stylish bathroom and ensuite for added comfort. Further amenities include a WC, a convenient utility room, and an integral garage.

'Oxford' is not just a home; it's an embodiment of modern luxury and spacious living.



Predicted  
energy rating:  
**B**

Room Dimensions:

Kitchen, dining, family room	7.7m x 5.1m
Lounge	5.2m x 5m
Sunroom 1	4.6m x 3m
Sunroom 2	3.7m x 3m

Bedroom 1	5.1m x 3.65m
Bedroom 2	3.8m x 3.3m
Bedroom 3	3.55m x 3m
Bedroom 4	5.1m x 3m





# Dartmoor

**Four bedroom home**  
**Total floor area 164.2m<sup>2</sup>**

Introducing 'Dartmoor,' a generously proportioned four bedroom barn conversion meticulously crafted for modern living. This residence showcases an expansive, highly sought-after kitchen seamlessly integrated with a spacious dining and family room, making it the heart of your home. The sizable lounge offers a perfect space for relaxation and entertainment. Additional features include a practical utility room, a convenient WC, and stylishly appointed bathroom and ensuite facilities.

'Dartmoor' is a celebration of space, comfort, and contemporary living



FIRST FLOOR PLAN



GROUND FLOOR PLAN



Predicted  
energy rating:

**B**

## Room Dimensions:

Kitchen, dining, family room	5.8m x 5.4m
Lounge	6.2m x 3.6m
Bedroom 1	4.3m x 3.4m
Bedroom 2	3.6m x 3.1m

Bedroom 3	3.6m x 2.8m
Bedroom 4	2.8m x 2.5m



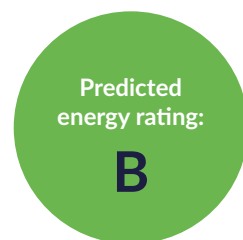
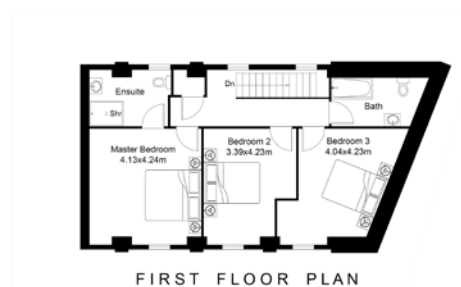
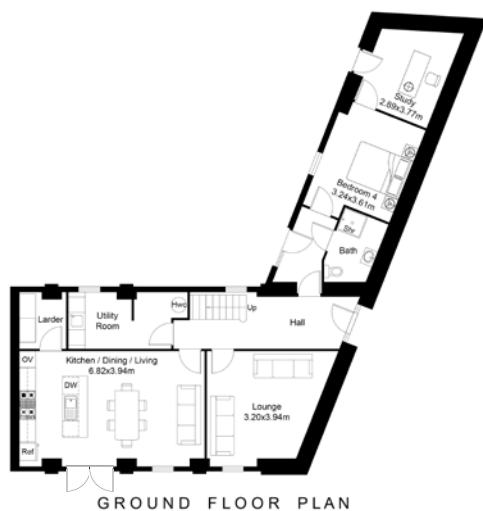


# Norfolk

## Four bedroom home Total floor area 170.6m<sup>2</sup>

Discover 'Norfolk,' a charming four bedroom barn conversion thoughtfully designed to complement modern living. The heart of this home is a contemporary kitchen, dining, and family room, complete with a larder for your convenience. The lounge provides a cosy retreat, and a dedicated study adds versatility to your space. With three spacious bedrooms upstairs, one generously sized bedroom downstairs, and the added luxury of an ensuite, bathroom, and a convenient downstairs shower room, 'Norfolk' offers ample living options for your family. Practicality meets style with a well placed utility room.

'Norfolk' is a haven for those who appreciate charm and the comforts of contemporary living.



### Room Dimensions:

Kitchen, dining, family room	6.8m x 4.1m
Lounge	4.7m x 3.9m
Study	3.7m x 2.8m
Bedroom 1	4.1m x 4.1m

Bedroom 2	4.1m x 3.2m
Bedroom 3	3.7m x 3.9m
Bedroom 4	3.6m x 3.1m





# Cambridge

**Four bedroom home**  
**Total floor area 168.6m<sup>2</sup>**  
**(Excl. garage)**

Welcome to 'Cambridge,' one of the two exceptional modern new build homes, exquisitely designed in an attractive farmhouse style architecture to complement modern living. This distinctive residence features a spacious and well appointed kitchen-diner, perfect for family gatherings. The generously sized lounge offers a comfortable space to unwind, while the study provides flexibility for work or leisure. Practicality is at the forefront with a utility room, a convenient WC, and an attached garage. Upstairs, 'Cambridge' boasts four generously proportioned double bedrooms, including a master suite with a dressing area and ensuite, adding a touch of luxury to your everyday routine. Additional comfort is provided by a stylishly appointed bathroom.

'Cambridge' is more than a home; it's a testament to contemporary design and timeless architectural elegance.



Predicted  
energy rating:

**B**

## Room Dimensions:

Kitchen - diner	5.6m x 5.18m
Lounge	4.4m x 4m
Study	4.9m x 2.95m
Bedroom 1	3.9m x 3.65m

Bedroom 2	4m x 2.8m
Bedroom 3	4.9m x 2.8m
Bedroom 4	4.9m x 2.8m





# Portland

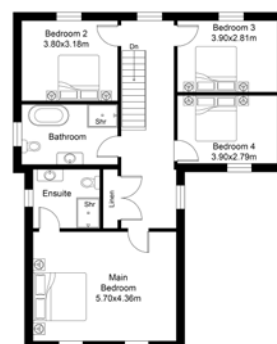
**Four bedroom home**  
**Total floor area 188.5m<sup>2</sup>**  
**(Excl. garage)**

Step into 'Portland,' one of two new build homes thoughtfully designed in a traditional farmhouse style architecture, perfectly adapted for modern living. This distinguished residence comprises a highly sought after kitchen, seamlessly connected to the dining and family room, creating a welcoming heart for your home. The spacious lounge offers a cosy escape, while a dedicated study provides versatility for work or leisure. Convenience is paramount with a utility room and a practical WC. The attached garage ensures secure parking and additional storage space. Upstairs, 'Portland' boasts four spacious double bedrooms, including a generously sized master suite, complete with an ensuite for added luxury. The stylishly appointed bathroom enhances your daily comfort.

'Portland' encapsulates the perfect blend of classic architecture and modern living, creating a place you'll be proud to call home.



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Predicted  
energy rating:

**B**

## Room Dimensions:

Kitchen, dining, family room	6.8m x 5.7m
Lounge	5.65m x 3.8m
Study	3.95m x 2.75m
Bedroom 1	5.65m x 4.3m

Bedroom 2	3.84m x 3.13m
Bedroom 3	3.95m x 2.75m
Bedroom 4	3.95m x 2.75m





# Dorset

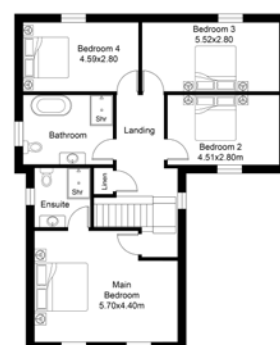
**Four bedroom home**  
**Total floor area 188.5m<sup>2</sup>**  
**(Excl. garage)**

Welcome to 'Dorset,' a breathtaking new build home crafted in a traditional farmhouse style architecture that seamlessly merges with modern living. This beautiful residence features a coveted kitchen, dining, and family room arrangement, creating a warm and inviting hub for daily life. The spacious lounge provides an ideal retreat, while a dedicated study offers flexibility for work or leisure. Convenience is paramount, with a utility room and a practical WC. The integral garage ensures both security for your vehicle and additional storage space. Upstairs, 'Dorset' boasts four generously proportioned double bedrooms, including a sprawling master suite with an ensuite for added luxury. The stylishly appointed bathroom enhances the overall comfort of this remarkable home.

'Dorset' encapsulates the perfect fusion of timeless architecture and contemporary living, creating a place where you can truly call home.



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Predicted  
energy rating:

**B**

## Room Dimensions:

Kitchen, dining, family room	6.5m x 5.6m
Lounge	5.4m x 4.1m
Study	3.5m x 3.4m
Bedroom 1	5.6m x 4.3m

Bedroom 2	4.45m x 2.7m
Bedroom 3	5.45m x 2.75m
Bedroom 4	4.5m x 2.75m





# Don't just take our word ...

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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

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"From the very start of registering our interest in a Willan Living development we were met with a great level of professionalism. The team kept us well informed throughout the whole process and we always felt reassured that things were in hand. Even when the purchase got a bit stressful (which was absolutely of no fault of Willan) the team worked hard to make sure we completed on time. Moving in was great and the high level finish and design of the property was impeccable."

*D.Perry*



## Hall Farm, Langwathby

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"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

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"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*





# Make it happen

We know that buying a house is one of the most stressful things you'll ever do. Our range of supporting offers and partnerships help to make moving into your new Willan home a whole lot smoother.

## About us

We are a family run developer based in the beautiful Cumbrian countryside. From acquisition and build, to sales and aftercare, we design and build quality homes in carefully selected locations for modern living.

Every Willan development is considerate of the land it occupies. The homes are generous with both space and quality of finish and we are focussed on developing thriving communities that stand the test of time. Shaping spaces where people can live their best lives.

We are passionate about the area we live and the homes we develop and with five family members now fully on board, we continue to work alongside our team of skilled local tradespeople and other Cumbrian businesses, together building solid foundations for future generations to come.

### Assisted Move

#### Move home quickly

Discover a stress-free path to your dream home with our Assisted Move scheme. This solution streamlines the process of buying a new Willan home while ensuring the quick sale of your current property. Experience expert guidance, effortless sales, and a tailored solution from one of our professional partners, all while saving time and costs. Terms apply.

### Part Exchange

#### Cut out the hassle of selling

Avoid all the hassle of putting your house on the market and waiting for a sale by using our part exchange scheme. If your home qualifies, one of our professional partners will buy your current property from you when you buy a new Willan home. Terms apply.

### Mortgage Advice

#### Clear and friendly financial help

Our team collaborates with local financial experts who prioritise creating strong customer connections based on trust and respect. If you're looking for simple and personalised advice to fulfil your needs, please ask us for details. Discover how our recommended advisors can assist you in achieving your dream home.

### Trusted Legal Support

#### Expert guidance for your legal needs

We partner with a skilled team of local and national solicitors specialising in conveyancing advice. Their familiarity with our processes ensures a streamlined transaction, allowing you to move in sooner than you might expect. Please inquire for more details.





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

**CALL NOW: 07949 782321**  
**EMAIL: [sales@willanliving.co.uk](mailto:sales@willanliving.co.uk)**



[willanliving.co.uk](http://willanliving.co.uk)

