# Harker Place

Carlisle

Hartfell

innov8tive homes for future living

# Harker Place, Carlisle
## Phase 1

### 5 Bedroom Homes

**The Manley XL**
5 bedroom

### 4 Bedroom Homes

**The Fairfield**
4 bedroom

**The Garsdale**
4 bedroom

**The Hadlow**
4 bedroom

**The Ingham**
4 bedroom

**The Kemble**
4 bedroom

**The Ladbrooke**
4 bedroom

### 3 Bedroom Homes

**The Bainbridge**
3 bedroom

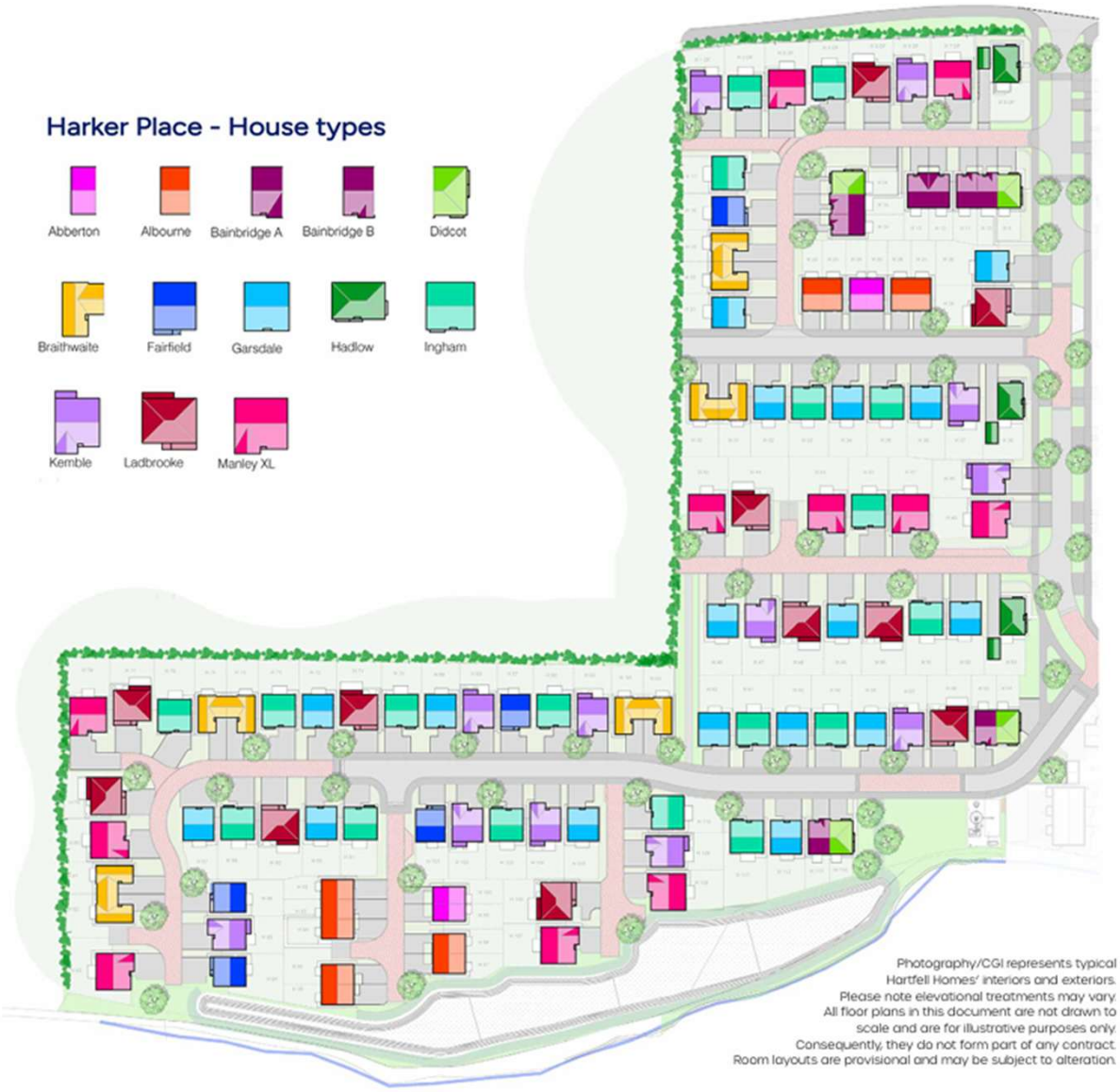
**The Braithwaite**
3 bedroom

**The Didcot**
3 bedroom

# Harker Place, Carlisle

Site Plan

as proposed




Photography/CGI represents typical Hartfell Homes' interiors and exteriors. Please note elevational treatments may vary. All floor plans in this document are not drawn to scale and are for illustrative purposes only. Consequently, they do not form part of any contract. Room layouts are provisional and may be subject to alteration.

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# Harker Place
Carlisle

## Location
Positioned just north of Carlisle, the Hartfell Homes development at Low Harker offers a rare opportunity to enjoy country living within minutes of the all the amenities of the city.
This exclusive location is steeped in heritage, with Hadrian's Wall close by, while the surrounding Solway landscapes provide a timeless backdrop of natural beauty. 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, schools, colleges and university, high street shopping, and cultural/historical attractions lies less than 4 miles away and the Scottish Borders and the Lake District National Park are only a short drive away. Blending tranquillity, history, and excellent accessibility, Low Harker presents a distinguished address for those seeking both privacy and prestige.

## Services
- Mechanical Ventilation Heat Recovery
- Hot water via Advanced Solar Assisted Heat Pump
- Heating via Combi Boiler with Underfloor heating on Ground Floor and Radiators on the First Floor
- Solar Panels
- 10 year LABC Warranty

The first phase of these homes is due to be completed in Spring 2026 and reservations are being taken now.

## EPC & Council Tax
EPC – TBC
Council Tax Band will be allocated by the local authority once occupied.

## About Hartfell Homes
Hartfell Homes & Developments Limited have been developing and building innovative homes within thoughtfully planned-out communities for well over 20 years around Moffat, Dumfries and Galloway, Scotland. 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 future, brand new, dream home!

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# The **Bainbridge**

**| 3 Bedrooms | 2.5 Bathrooms**

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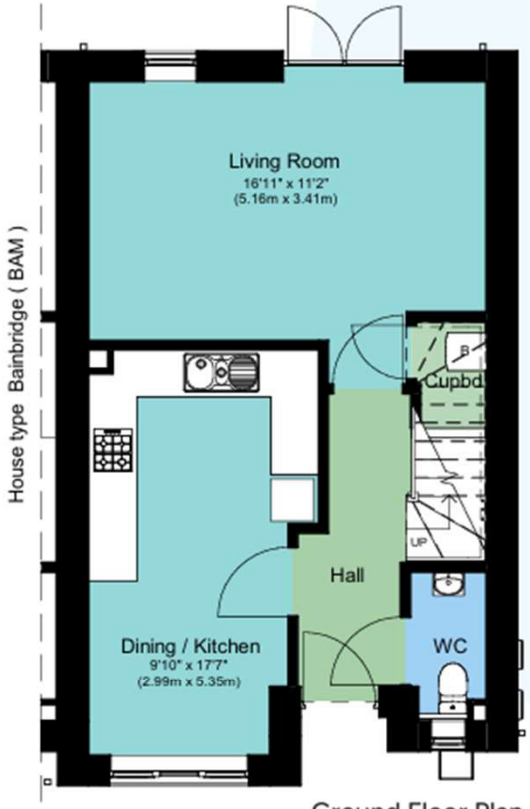
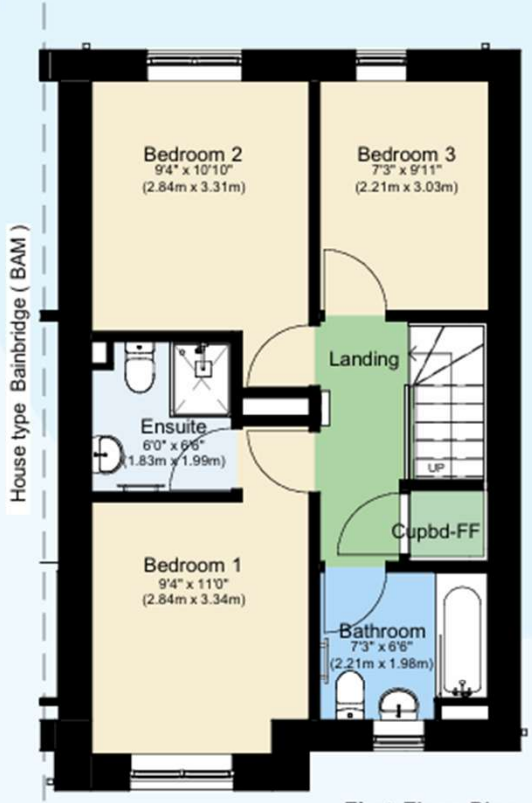
# The Bainbridge

## | 3 Bedrooms | 2.5 Bathrooms




Ground Floor Plan




First Floor Plan

The illustration and floorplans are indicative only and may vary due to the position on the development.
All dimensions are approximate. For detailed plans and specifications please contact Hartfell Homes & Developments Ltd.
Properties may be built handed (mirror image). Please ask for further details.

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Ground Floor Plan

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