

MULBERRY MEWS

WETHERAL

WOODGRANGE DEVELOPMENTS

LUXURY • BESPOKE • NEW BUILD



WOODGRANGE

DEVELOPMENTS

At Woodgrange Developments we pride ourselves in our attention to detail and have a passion for high quality design.

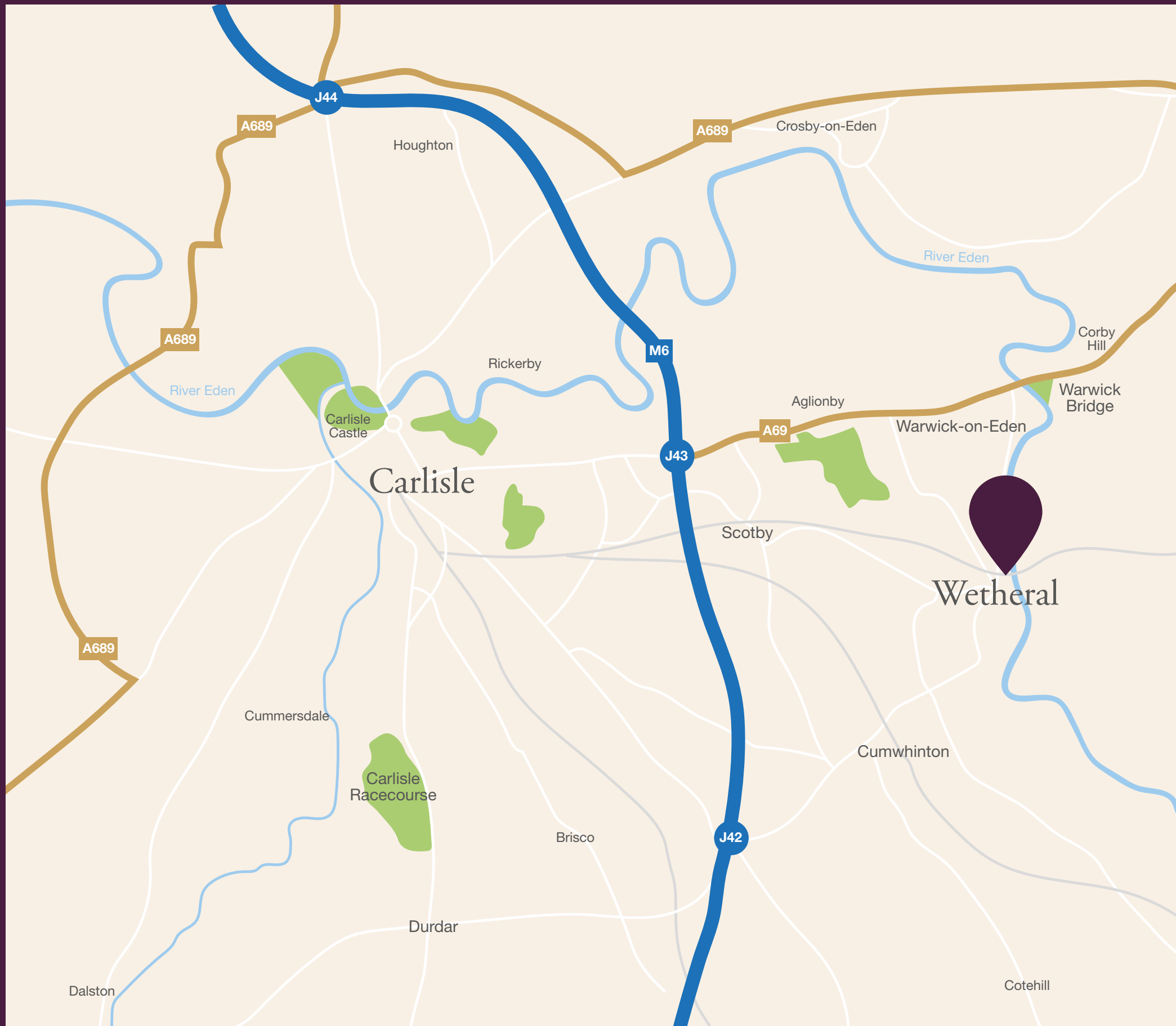
We are delighted to introduce our stunning new development, Mulberry Mews, a prestigious addition to the highly desirable village of Wetheral.

As a family from Wetheral we are determined this new private estate of just eight properties will encapsulate a touch of luxury and exclusivity.

Our ethos is to create stunning homes tailored to suit the individual needs and aspirations of each home owner by using the best materials, fixtures, fittings and workmanship.

We look forward to welcoming you to Mulberry Mews.

Mark and Caroline



The ancient village of Wetheral is one of the most sought after residential areas in North Cumbria.



WETHERAL AND THE SURROUNDING AREA

Set in picturesque countryside, with great road and rail links.

Sitting approximately four miles to the east of Carlisle, Wetheral occupies an idyllic setting above the River Eden which winds its way through the Eden Valley to Carlisle and the Solway Firth.

The village is surrounded by wonderful countryside yet is close to the M6 motorway and A69 road network and just a short drive from the city centre and its multitude of amenities. Wetheral's train station provides a handy link to both Newcastle and Carlisle.

At the core of the village lies the attractive green. Surrounding this are a range of facilities including a shop, coffee shop, doctor's surgery, new village hall, Wheatsheaf pub, dentist, playschool, hairdressers and the ever popular Fantails restaurant and the Crown hotel with its leisure facilities.

There are several highly-regarded primary schools within easy reach and the village lies in the catchment area of the Richard Rose Central Academy in Carlisle. William Howard School in nearby Brampton and Queen Elizabeth Grammar School in Penrith both provide a bus service from the village.



MULBERRY MEWS

— WETHERAL —

Numbers 1-6

Detached family home with attached garage and driveway

A stunning collection of luxurious homes that offer families the space to enjoy their sumptuous surroundings.

Approximate square footage: 2,500 sq ft

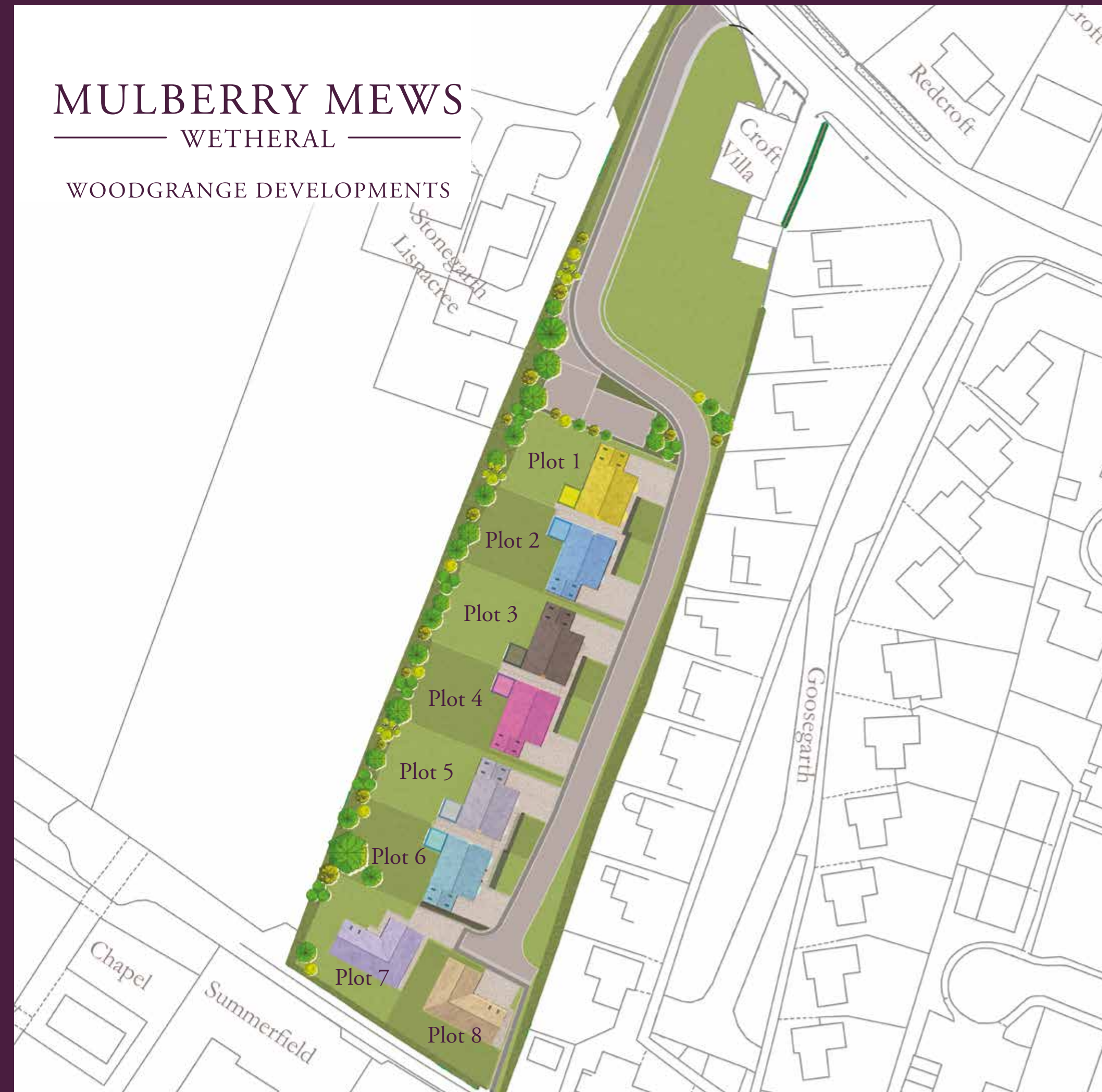
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This is an exclusive development of six four-bedroom detached family homes and two three-bedroom detached bungalows.


All the homes enjoy large plots with sunny gardens and panoramic views onto the fells.

Each is designed with a spectacular open plan dining living kitchen providing a perfect place for family living and entertaining. The statement orangery with roof lantern and unique picture window with views onto the garden further enhance this beautiful home and will fill it with natural light.

Pedestrian access onto Ashgate Lane affords easy access to the village and its many amenities.



Our aim was to create a seamless blend of traditional architecture with stylish modern interiors.

A wide-angle photograph of a modern, open-plan living and dining area. In the foreground, a large, light grey modular sofa is adorned with several blue patterned cushions. A white rectangular coffee table with thin metal legs sits in front of the sofa, holding a small potted tree. To the left, a wooden dining table with six light-colored upholstered chairs is set for a meal. The background features a kitchen with dark blue cabinetry, a stainless steel oven, and a light-colored tiled backsplash. Large glass doors and windows provide a view of a lush green garden. The ceiling is white with recessed lighting and a large, modern, angular light fixture. Three framed black and white photographs of architectural structures are mounted on the wall between the dining and living areas.

We've combined the very
best of modern open plan
living at Mulberry Mews

GROUND FLOOR

Each property will feature a bespoke Woodgrange kitchen and utility with integral appliances with a choice of kitchen doors, layout, granite/quartz worktops and design available.

Underfloor heating throughout the ground floor.

Finished to a high specification

Lounge	5.10m x 4.28m
Sitting room	3.24m x 3.48m
Living kitchen	10.15m x 7.63m max
Utility	3.48m x 1.70m
Cloakroom	0.9m x 1.70m
Garage	5.46m x 3.53m



FIRST FLOOR

Four double bedrooms, two with ensuites. Master bedroom with walk in dressing room and ensuite. Luxurious four piece family bathroom.

Individually designed with the option to customise internal finishes.

Master Bedroom	5.01m x 3.58m
Including dressing room ensuite	3.48m x 1.20m
Bedroom 2	5.01m x 3.58m
Bedroom 3	3.75m x 3.48m
Ensuite	3.48m x 1.20m
Bedroom 4	4.28m x 2.95m
Family Bathroom	3.87m x 2.00m



MULBERRY MEWS

— WETHERAL —

Numbers 7-8

3 bedroom detached bungalow with driveway and attached garage

We see no reason why single-storey living should mean a compromise on style and comfort. The flow of our open-plan living/kitchen area design makes maximum use of the generous available space. Attention to detail runs throughout all our properties. Underfloor heating throughout.

Approximate square footage: 1,700 sq ft

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INTERIOR

Lounge	6.53m x 4.15m
Living kitchen	7.0m x 4.63m
Bedroom 1	4.28m x 3.56m
Ensuite	2.26m x 1.40m
Bedroom 2	4.83m x 3.58m
Bedroom 3	3.58m x 3.28m
Bathroom	2.93m x 3.00m
Garage	5.46m x 3.53m



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