



THE PADDOCK



CONTENTS

The Lifestyle	6
The Location	8
Siteplan	10
The Homes	12
The Milton	14
The Sefton	16
Gordon Richards House	22
The Avebury	30
The Frankel	34
Disclaimer	38

Let luxury welcome you home

An exclusive collection of highly desirable two, three and four-bedroom homes and apartments located near the idyllic Cumbrian countryside.

This unrivalled luxurious development, located on the southern edge of Carlisle and within walking distance of the City Centre, is set against a stunning countryside backdrop. With excellent connections to the Northeast, Scotland and the South providing the perfect blend of stylish, modern living, high-quality design and a laidback way of life, The Paddock is the ideal choice for your forever family home.

Expect superlative spaces and interior design detailing throughout each home within this ideally situated exquisite community.



THE LIFESTYLE



A lifestyle built around you

The Paddock is the perfect place to indulge in all that life has to offer. From dining, shopping and socialising in the city, to exhilarating Cumbrian walks.

If you are heading into the city be sure to check out ‘Lounge on the green’, a finalist for restaurant of the year in the Cumbrian food awards 2022. If you’d prefer something off the beaten track, the ‘Hidden River Café’ is a must for expertly created meals served in picturesque tranquillity.

If you are looking for more than award-winning restaurants, living just a stone’s throw from the lake district means that water sports are never in short supply. Hop over to any of the lakes and you’ll find yourself kayaking, paddleboarding and if the mood takes you, yachting.

The Paddock places the exhilaration of Cumbria’s natural beauty at your whim. With hundreds of walks available and nearly as many walking groups, the intrepid explorer in you will always be planning your next adventure.

Getting suited and booted for a day at the races has never been easier than at the Paddock, and if you prefer the ultimate luxury you can host your guests and view the course from your own private balcony.*

The area provides a fantastic range of public and private school options, providing for all age groups and giving parents peace of mind when considering their child’s education.

Relish the Cumbrian countryside

The peace and quiet, the soothing tranquillity and the space to relax and unwind. These are the first things you notice about Cumbria, as you leave the motorway and enter an extraordinary world.

Here, amidst the areas of outstanding natural beauty in the Cumbrian countryside, you’ll leave everyday stresses behind and find calm contemplation.

Further afield along with the magnificent scenery, which is criss-crossed with footpaths, water ways and bridlepaths you’ll find beautiful coastlines for rural discovery days and breath-taking views. Explore the nearby scenes of The Lake District with a mixture of rugged fells, galleries showcasing stunning local artists as well as cosy, traditional inns. With sandy beaches only a short 40-minute drive from your new home, country or coast is well within reach.

Whether you are looking for an exploratory adventure or cultural enrichment you will never be short of something to do. There are heritage sites such as Carlisle castle and historical Hadrian’s wall plus formal gardens such as Acorn Bank with its walled gardens perfect for weekend wanderings through aromatic herb patches. For something more thrilling then there are plenty of opportunities for cycling, horse riding, fishing, water activities, paragliding, paintballing and off-roading.

*RELATING TO THE SEFTON WITH BALCONIES – PLOTS 5-12 AND PLOTS 29-30.

An aerial photograph of a horse racing track, showing multiple lanes separated by white railings. The track curves through a green field. In the background, there are residential houses and industrial buildings under a clear sky. The text "THE LOCATION" is overlaid in white, serif font, centered horizontally and partially underlined with a teal line.

THE LOCATION



Perfectly placed for the lifestyle you deserve

The Paddock is nestled in the heart of Blackwell and perfectly situated on the southern periphery of Carlisle. You'll find both the energetic city life of Carlisle and the peaceful countryside living of Cumbria on your doorstep.

Drive just ten minutes north and you'll find yourself in Carlisle city centre enjoying shopping, dining, and vibrant nightlife. If it's the romance of the countryside that takes your fancy, a scenic five-minute drive south will find you completely enrobed in the serene Cumbrian countryside.

SITEPLAN



01228538925

thepaddockcarlisle.co.uk

sales@thepaddockcarlisle.co.uk



- THE SEFTON
- THE MILTON
- GORDON RICHARDS HOUSE
- THE AVEBURY
- THE FRANKEL



THE HOMES





A Heritage of Excellence

Finding your perfect home is easy at the Paddock, choose from a range of expertly crafted, beautifully appointed, luxury homes. With a prestigious location next to Carlisle racecourse, modern design and clever configuration, the hardest decision you'll have to make is choosing the perfect plot.

THE MILTON



Exclusive luxury is available in 'The Milton', choose from one of two expertly designed, large family homes. These spacious contemporary family homes offer a modern intelligent design nestled on the edge of Carlisle's historic racecourse.



DETACHED



4 BEDROOMS



1 LIVING SPACE



1 BATHROOM



1 WC



1,636 SqFt

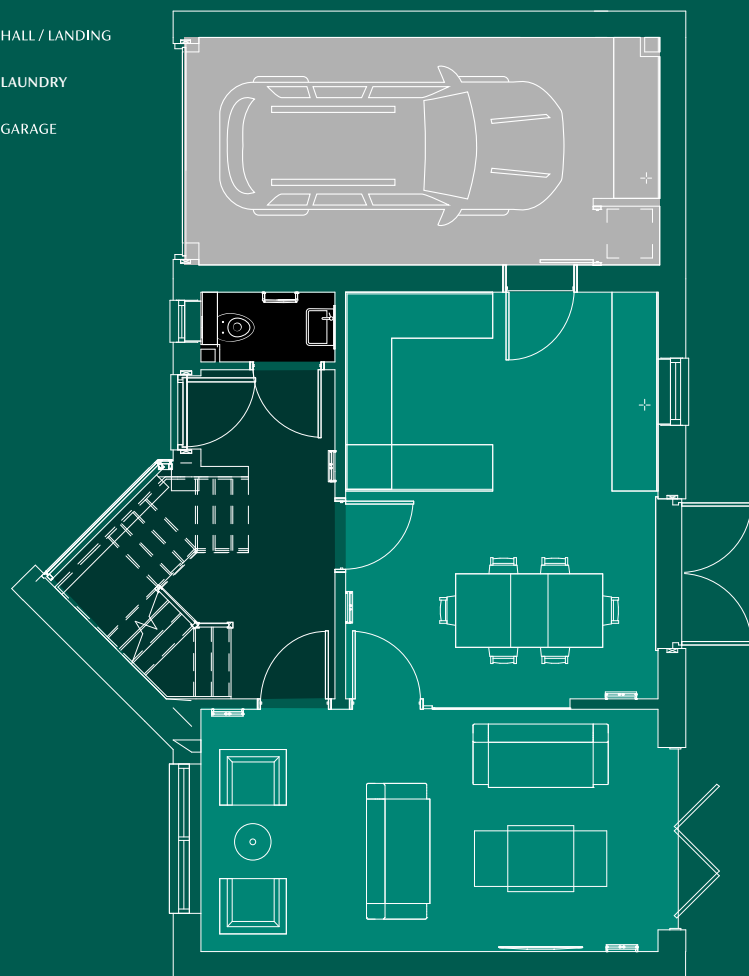


1 EN-SUITE

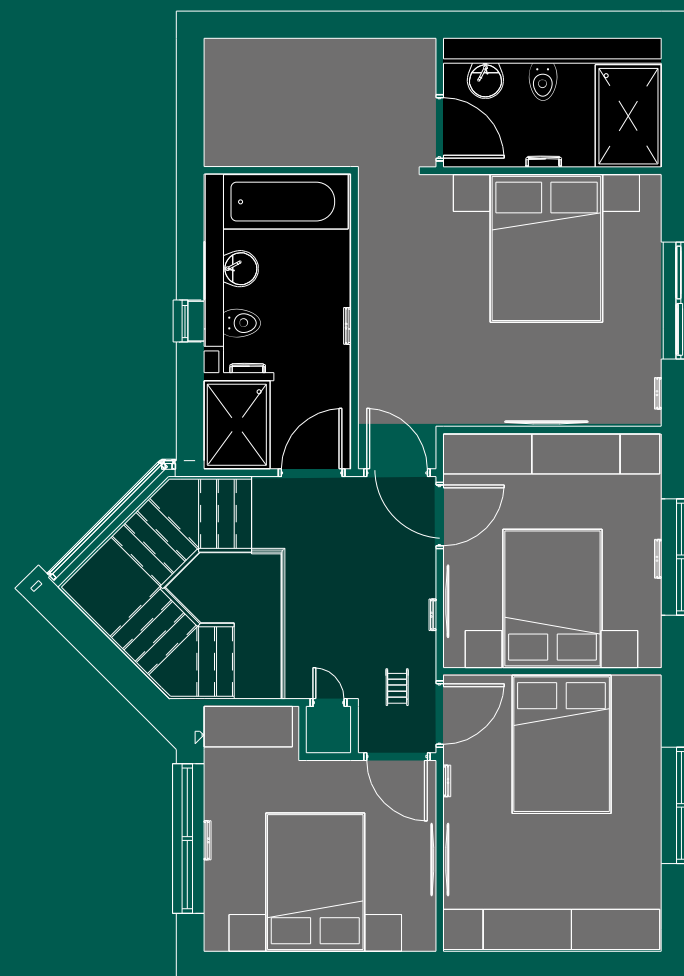
ALL MILTON PLOTS

- BEDROOMS
- LIVING AREAS
- WC / BATHROOM
- HALL / LANDING
- LAUNDRY
- GARAGE

Ground Floor



First Floor



THE SEFTON



Expertly crafted luxury is attainable at The Paddock – Choose from one of twelve imaginatively designed homes offering spectacular views over Carlisle's racecourse. These beautiful, contemporary homes offer a clean, modern design coupled with intelligent layout to offer versatility and style in abundance.



DETACHED



4 BEDROOMS



2 LIVING SPACES



1 BATHROOM



2 WC

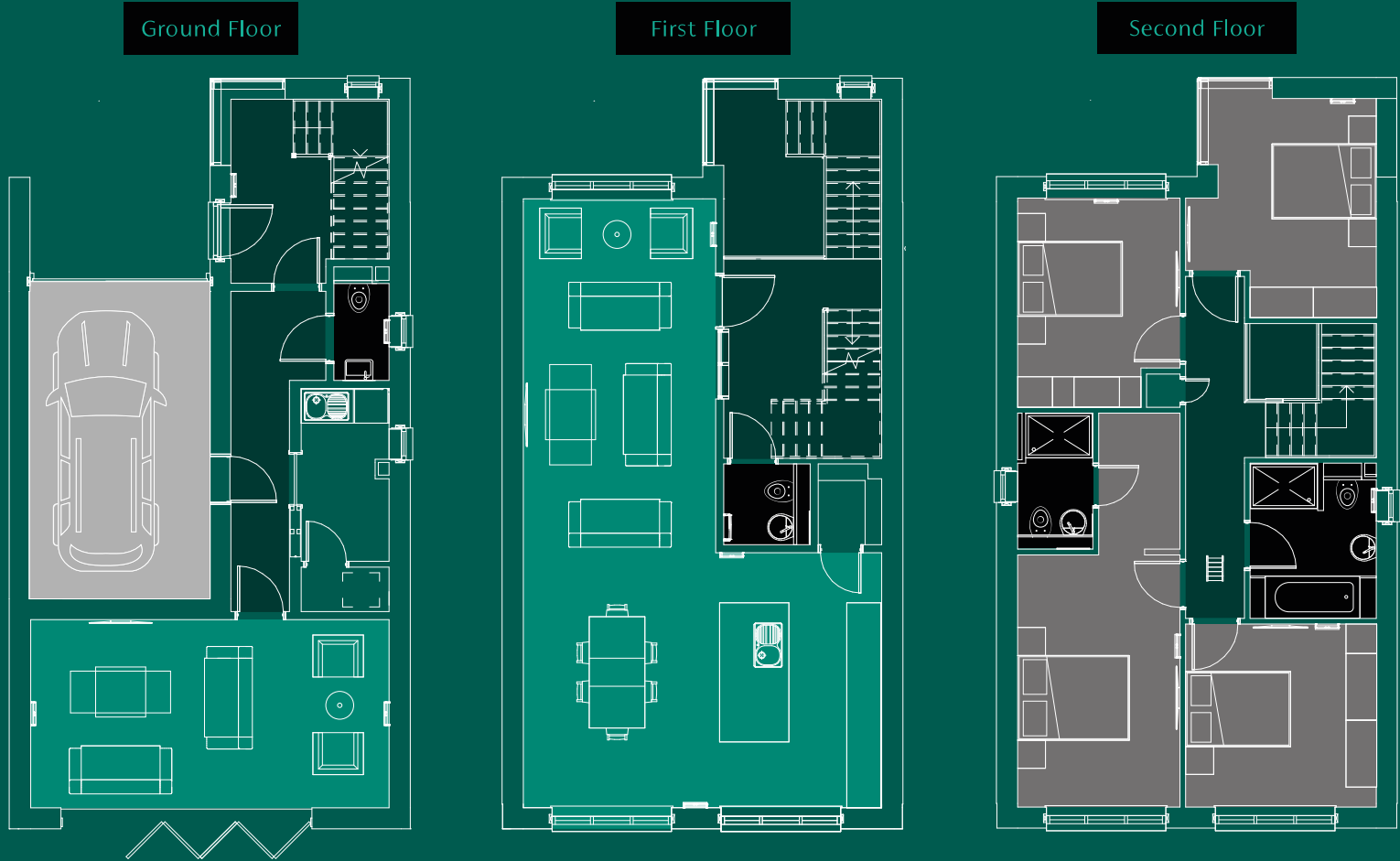


2,357 SqFt



1 EN-SUITE

PLOT 3 - 4



PLOT 5 - 12 & 29 - 30

- BEDROOMS
- LIVING AREAS
- WC / BATHROOM
- HALL / LANDING
- LAUNDRY
- GARAGE











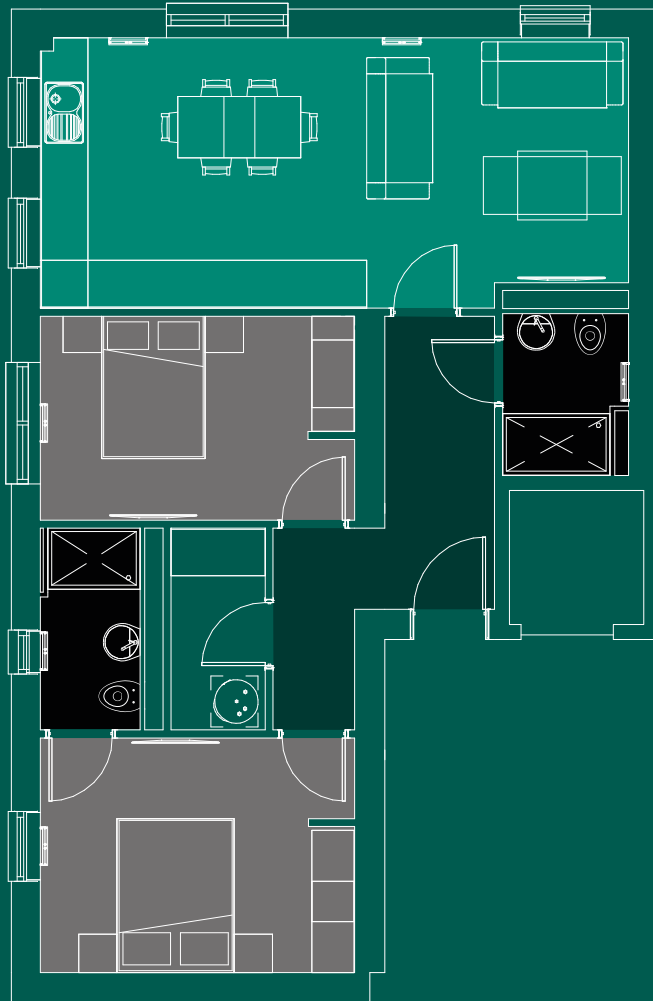
GORDON RICHARDS HOUSE

High specification comes as standard at Gordon Richards House. These generously proportioned one or two double bedroom properties offer all the space you need, the finely crafted design you want, and the perfect place to end a busy day.

-  1 - 2 BEDROOMS
-  1 LIVING SPACE
-  1 BATHROOM
-  786 - 1,119 SqFt
-  1 EN-SUITE

APARTMENT 1

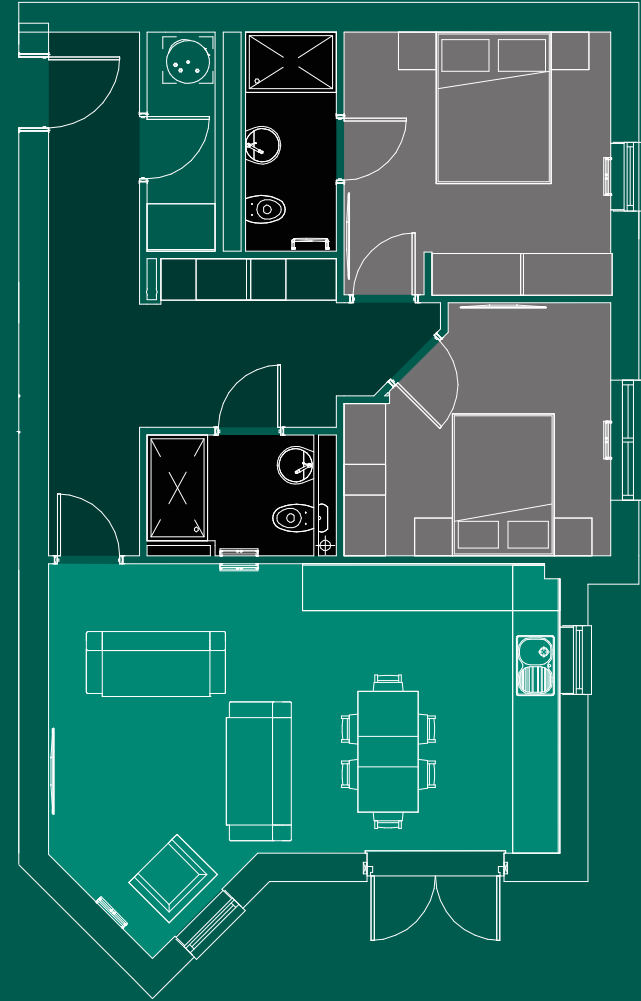
GROUND FLOOR



BEDROOMS
 LIVING AREAS
 WC / BATHROOM
 HALL / LANDING
 LAUNDRY

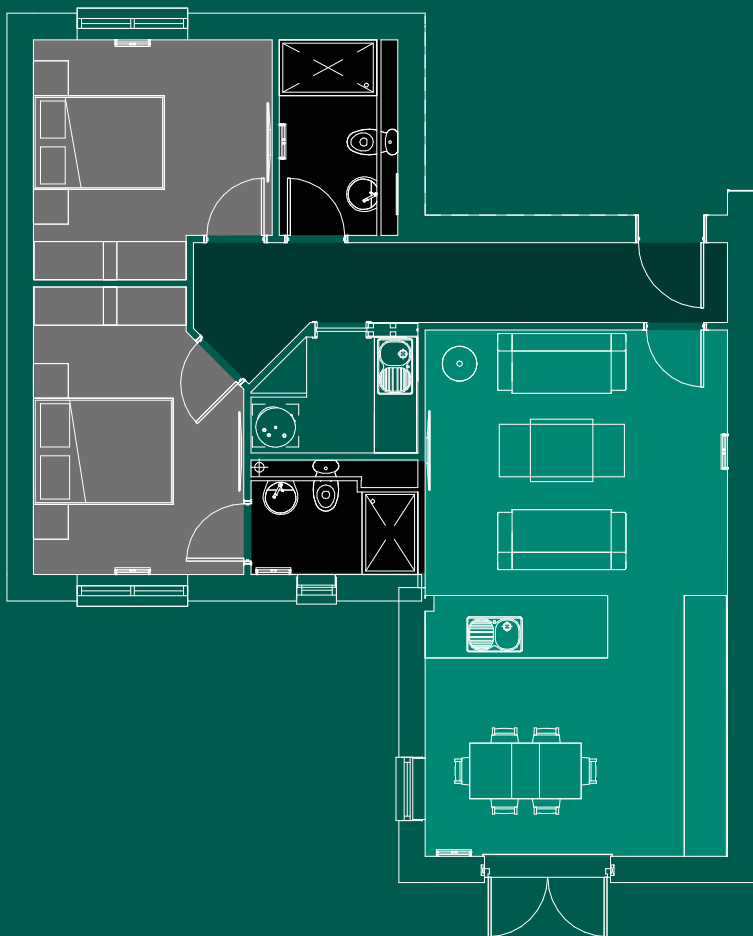
APARTMENT 2

GROUND FLOOR



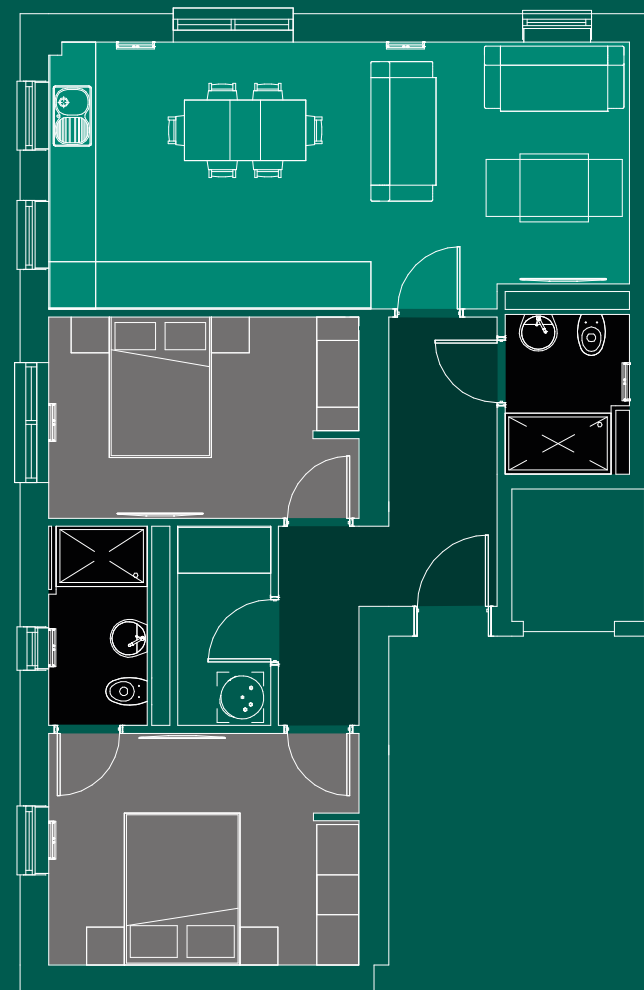
APARTMENT 3

GROUND FLOOR



APARTMENT 4

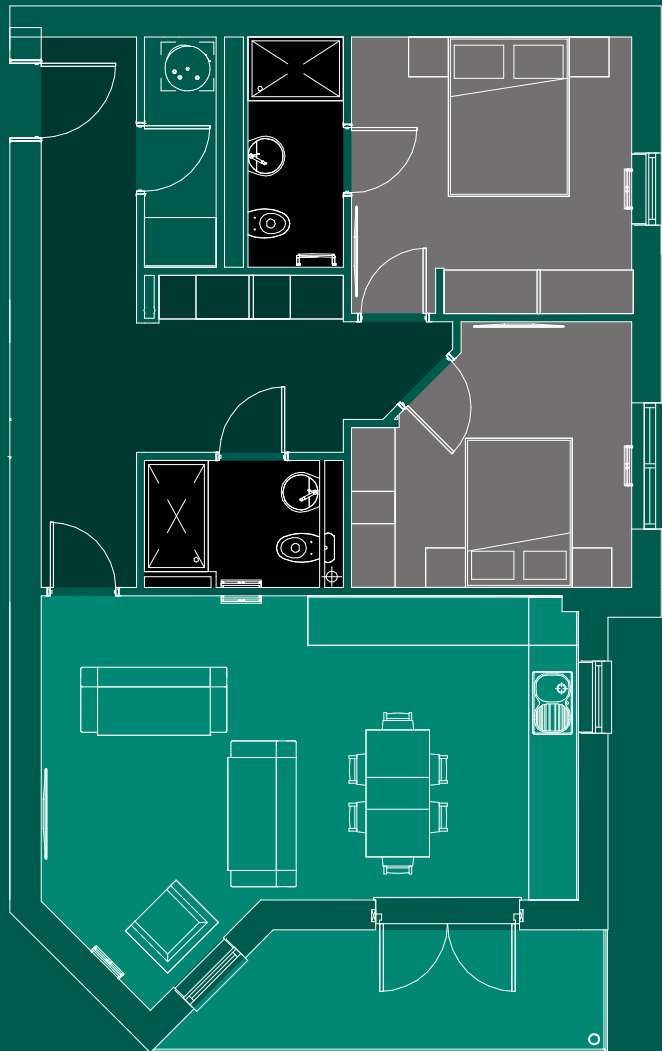
FIRST FLOOR





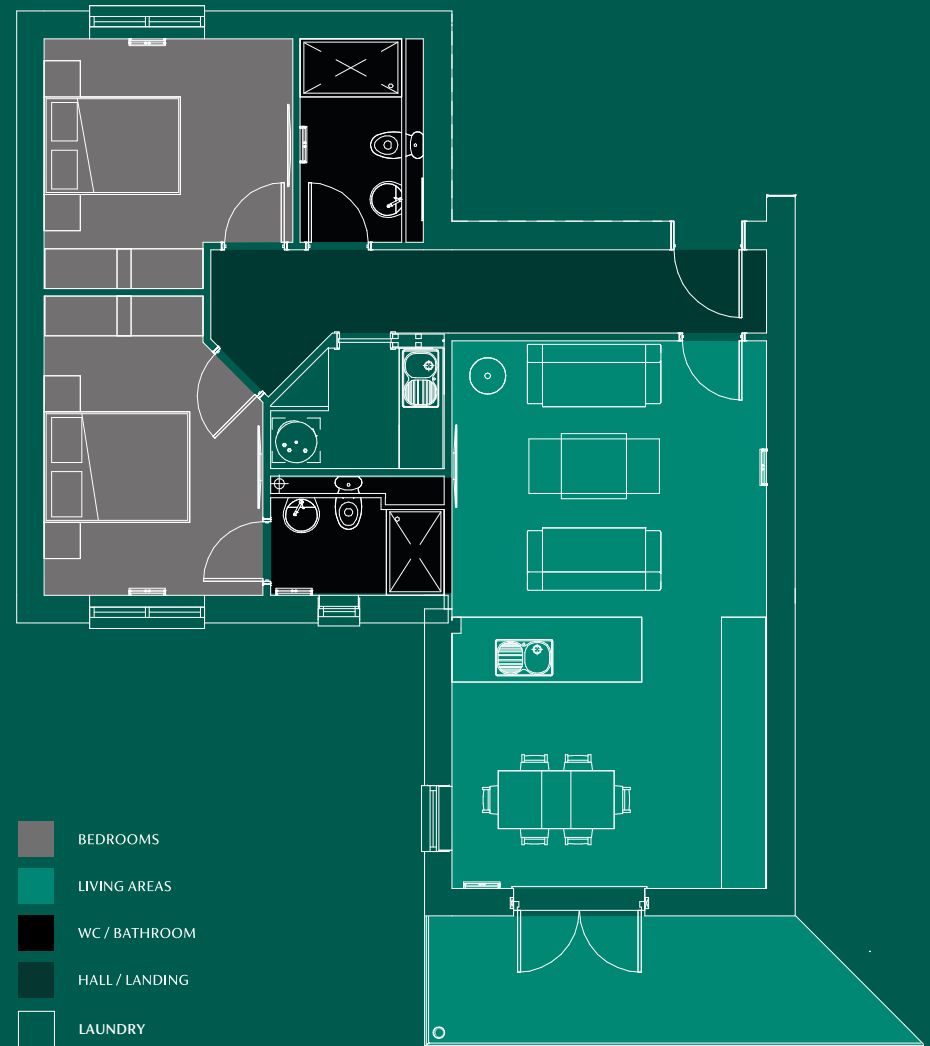
APARTMENT 5

FIRST FLOOR



APARTMENT 6

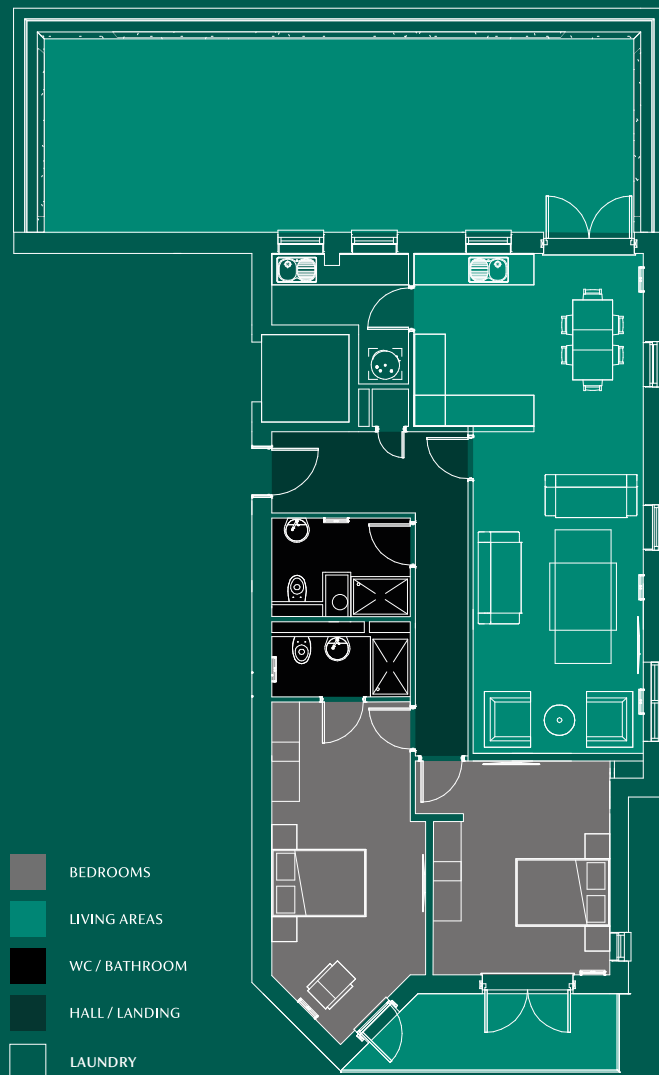
FIRST FLOOR



- BEDROOMS
- LIVING AREAS
- WC / BATHROOM
- HALL / LANDING
- LAUNDRY

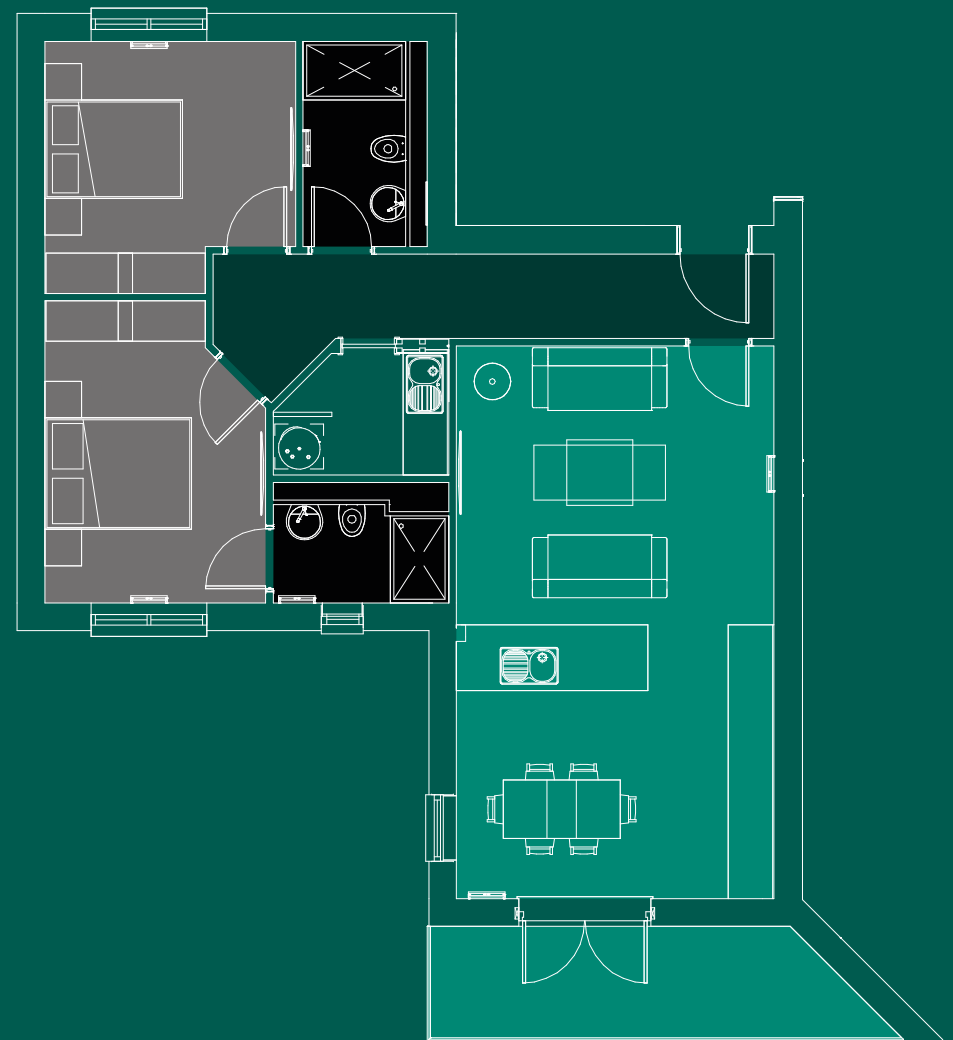
APARTMENT 7

SECOND FLOOR



APARTMENT 8

SECOND FLOOR

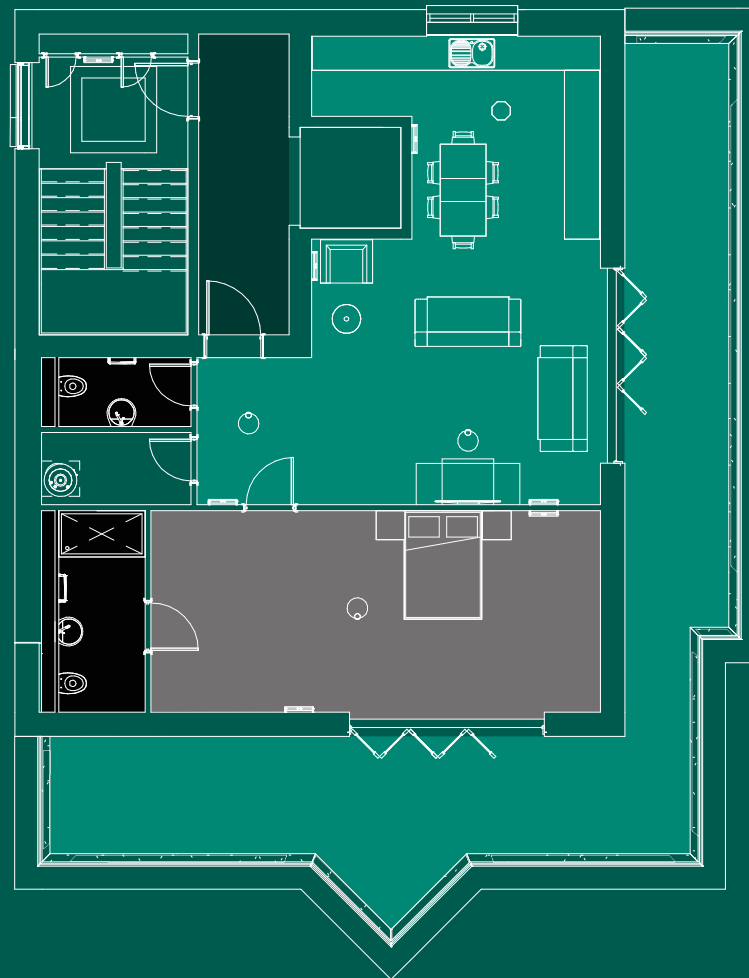




APARTMENT 9

THIRD FLOOR

- BEDROOMS
- LIVING AREAS
- WC / BATHROOM
- HALL / LANDING
- LAUNDRY



THE AVEBURY



The Avebury is larger than the average three-bed family home and offers the ultimate in luxury living. Expert crafting creates a modern high-end finish, while creative design provides plenty of space for the whole family.



DETACHED



3 BEDROOMS



1 LIVING SPACE



1 BATHROOM



1 WC



1,356 SqFt

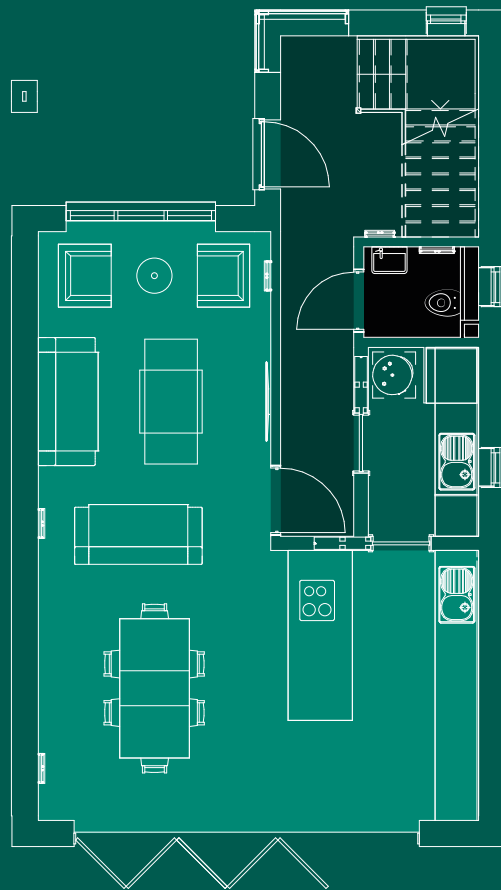


1 EN-SUITE

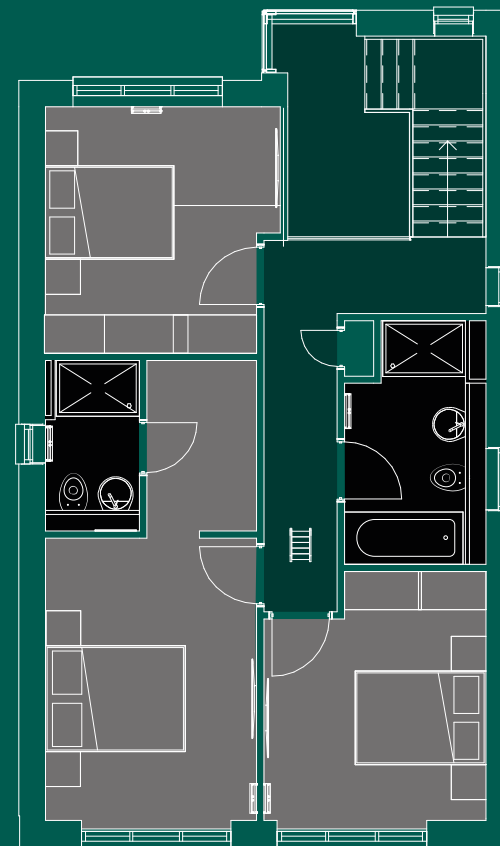
ALL AVEBURY PLOTS

- BEDROOMS
- LIVING AREAS
- WC / BATHROOM
- HALL / LANDING
- LAUNDRY

Ground Floor



First Floor







THE FRANKEL



The Frankel is available in one of two unique configurations, both boasting larger than average open plan living spaces, creatively designed for a modern luxury lifestyle. Featuring dedicated utility spaces and other cleverly considered features for the ultimate in cosy living.



SEMI-DETACHED



2 - 3 BEDROOMS



1 LIVING SPACE



1 BATHROOM



1 WC



861 - 1,141 SqFt

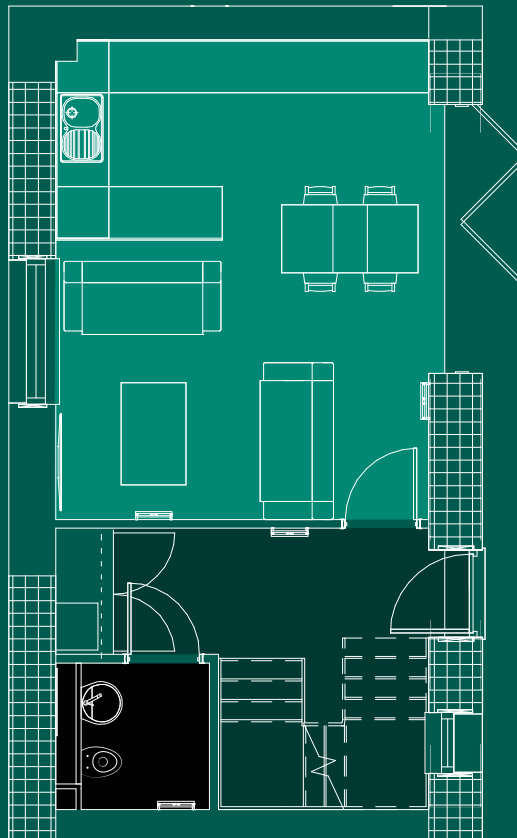


1 - 2 EN-SUITES

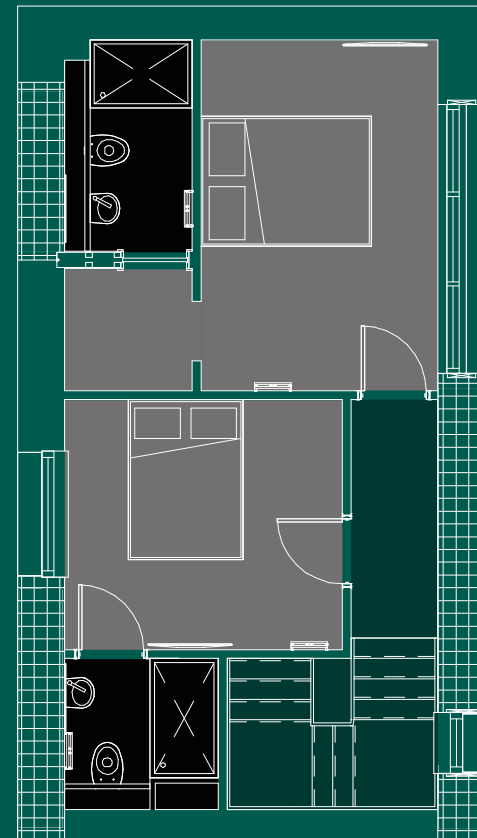
PLOT 23

- BEDROOMS
- LIVING AREAS
- WC / BATHROOM
- HALL / LANDING
- LAUNDRY

Ground Floor



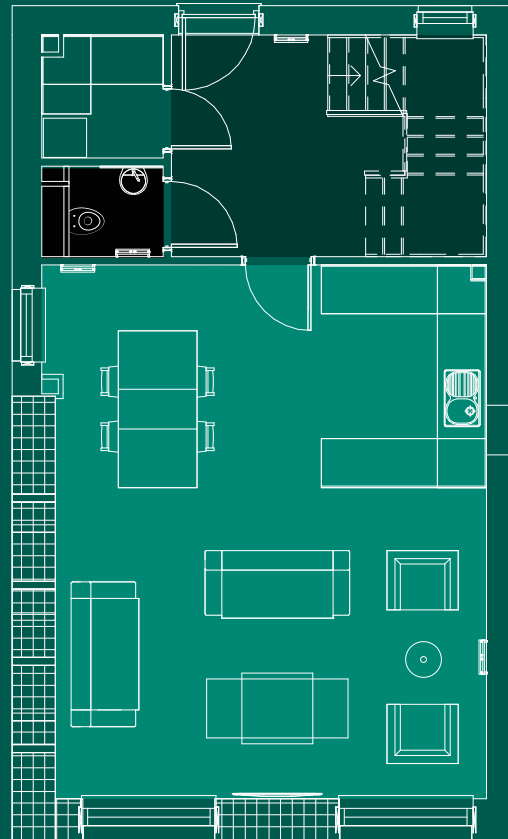
First Floor



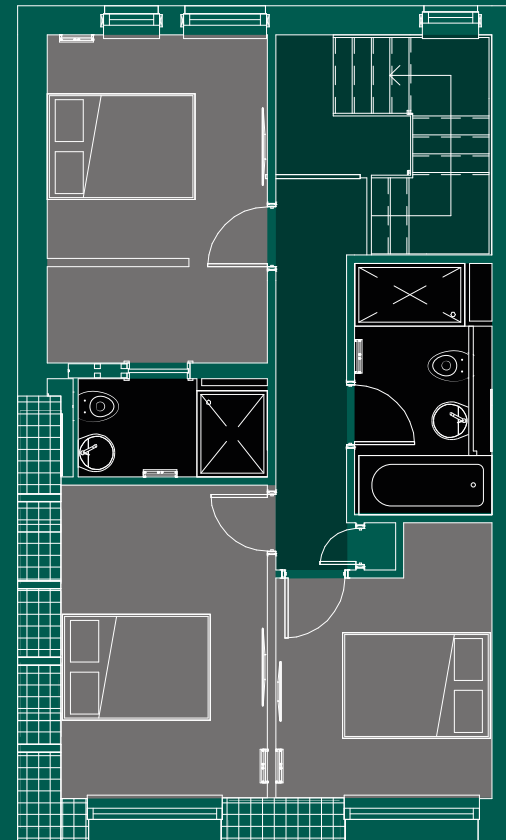
PLOT 24

- BEDROOMS
- LIVING AREAS
- WC / BATHROOM
- HALL / LANDING
- LAUNDRY

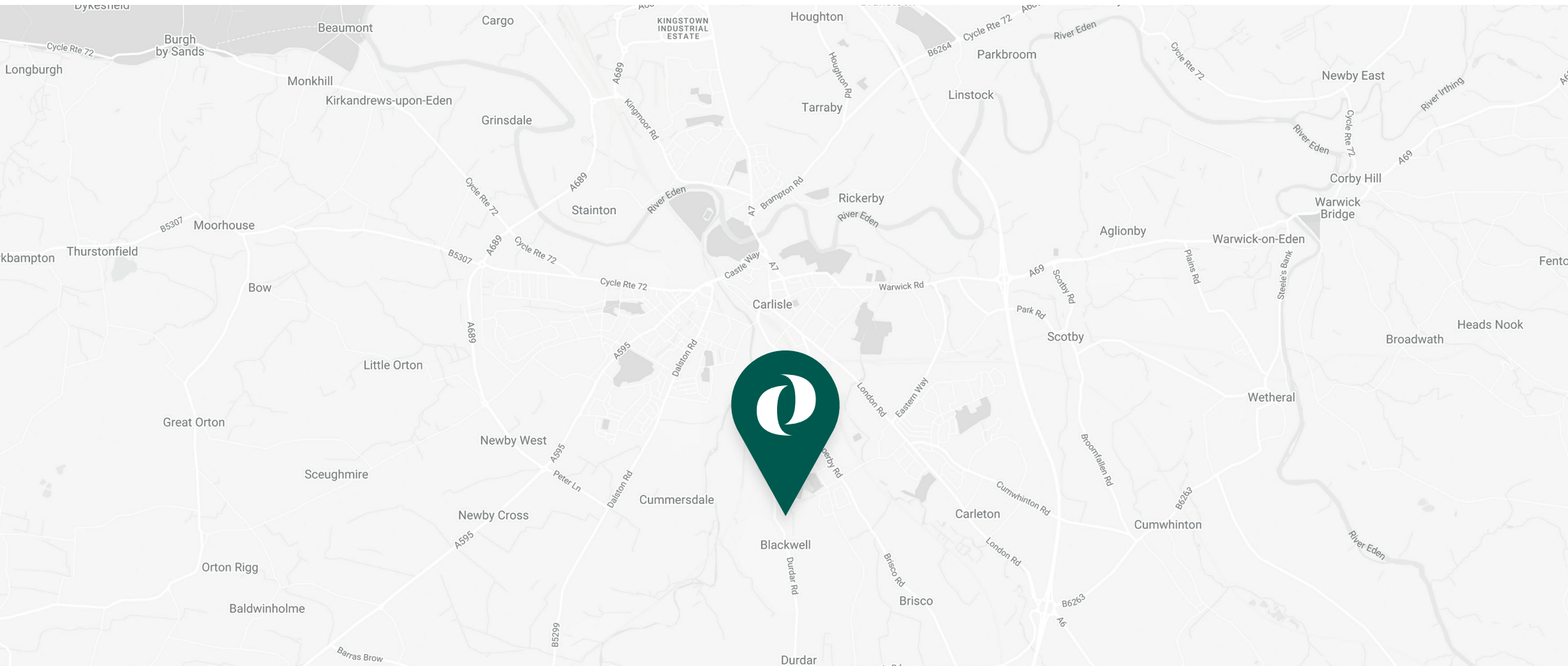
Ground Floor



First Floor



Start your journey at The Paddock



 Durdar Road, Carlisle CA2 4SH

DISCLAIMER

All images including computer-generated images (CGI's) and layouts are for illustrative purposes only. These and the dimensions given are illustrative for this house type and individual properties may differ, in particular, final elevations of the property purchased may differ from those shown.

Please check with the sales team in respect of individual properties. We give maximum dimensions within each room which includes areas of fixtures and fittings including fitted furniture. These dimensions should not be used for carpet or flooring sizes, appliance spaces or items of furniture. All images, photographs and dimensions are not intended to be relied upon for, nor to form part of, any contract unless specifically incorporated in writing into the contract.

01228538925

thepaddockcarlisle.co.uk

sales@thepaddockcarlisle.co.uk







THE PADDOCK