

# Cumbrian Properties

15 Greenholme Steading, Warwick Bridge



Price Region **£599,950**

**EPC-**

Spacious family home | Fully fitted living dining kitchen  
2 reception rooms | 4 double bedrooms | 2 bathrooms  
Garage & garden | Open views to the front

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## 2/ 15 GREENHOLME STEADING, WARWICK BRIDGE

We are pleased to offer for sale Phase II of this new development of converted barns forming a delightful courtyard with additional new build properties. Number 15 is a spacious property of over 2,200 square feet. The property has been built and still offers the opportunity to choose bathrooms, kitchen, doors and fittings and benefits from delightful open views to the front. The accommodation provides a fully fitted kitchen with dining and lounge areas, impressive entrance hall over two storeys with windows and oak dog leg staircase, cloakroom, generous WC, lounge and office. To the first floor there are three double bedrooms with fully appointed five piece bathroom suite, generous principal bedroom with built-in wardrobes, en-suite bathroom and fabulous views to the front towards the hills. Enjoying a front garden, part of a delightful rear courtyard cottage garden, separate garage and additional parking. The property is sure to appeal to the discerning client looking for a substantial home on the outskirts of Warwick Bridge, halfway to Hayton.

Entrance (12'2 x 10'10)

Kitchen (18' x 10'6)

Living Area (23'4 x 16')

Office (12'2 x 10'10)

Lounge/Bedroom (16' x 11'2)

WC/Cloakroom (11'2 x 6'7)

Master Bedroom (18' x 10'10)

Dressing Room (10'2 x 10'2)

En-Suite ((9'10 x 5'7)

Bedroom (16'5 x 12'10)

Main Bathroom (11'2 x 6'3)

Bedroom (10'2 x 11'2)

Bedroom (12'10 x 11'2)

**TENURE** To be confirmed by the vendor.

**COUNCIL TAX** To be confirmed by the vendor.

**NOTE** These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cumbrian Properties has the authority to make or give any representation or warranty in relation to the property. All electrical appliances mentioned in these details have not been tested and therefore cannot be guaranteed to be in working order.

EPC GRAPH TO  
FOLLOW

Plot 15



