

# Cumbrian Properties

## Beck Grange, Warwick Bridge



**Price Region £299,000**

**EPC-D**

Semi-detached property | Conservatory  
1 reception room | 3 double bedrooms | 2 bathrooms  
Gardens & double garage | Bothy with shower room

01228 599940  
2 Lonsdale Street, Carlisle CA1 1DB

[www.cumbrian-properties.co.uk](http://www.cumbrian-properties.co.uk)  
[properties@cumbrian-properties.co.uk](mailto:properties@cumbrian-properties.co.uk)



## 2/ BECK GRANGE, WARWICK BRIDGE, CARLISLE

A unique property with a flexible layout that could readily be used with a “Bothy/annexe” or ideal “work from home” facility. The property sits in the centre of the popular village of Warwick Bridge with a wealth of amenities close at hand. The single storey, central heated and UPVC double glazed accommodation briefly comprises entrance porch, entrance hall, kitchen, utility, lounge, conservatory, dining room, three bedrooms, master en-suite shower room and family shower room. Separate Bothy/annexe in the rear garden with detached double garage, lean-to, substantial parking and easily maintained cottage style garden with patio and wooden gazebo.

The accommodation with approximate measurements briefly comprises:

**UPVC front door into entrance porch.**

**ENTRANCE PORCH** Tiled flooring and door to entrance hall.

**ENTRANCE HALL** Radiator, wood effect laminate flooring Doors to two bedrooms, shower room, lounge and kitchen.

**BEDROOM 3 (11'9 x 11'8)** UPVC double glazed window to the front, radiator, original fireplace recess, built-in wardrobes and storage cupboards.

**BEDROOM 2 (12' x 10'4)** UPVC double glazed window to the front, radiator, built-in storage cupboards and wardrobes.



BEDROOM 3



BEDROOM 2

**FAMILY SHOWER ROOM (13'5 x 6'4)** Three piece suite comprising walk-in shower with rainfall shower and shower attachment, vanity unit wash hand basin and WC. Tiled flooring, aqua-panelled walls, heated towel rail, UPVC double glazed frosted window to the rear, panelled ceiling with spotlights and storage cupboard housing the Baxi boiler.



FAMILY SHOWER ROOM

### 3/ BECK GRANGE, WARWICK BRIDGE, CARLISLE

**LOUNGE (20'6 x 12')** Two radiators, coving to the ceiling, fireplace with tiled back and hearth and wooden surround, French doors to the conservatory, steps down with door to bedroom 1.

**CONSERVATORY (9'4 x 7'4)** Wood effect laminate flooring and UPVC double glazed windows and French doors to the rear garden.



LOUNGE



CONSERVATORY

**BEDROOM 1 (16'5 x 15')** Original wooden flooring, UPVC door to the front, UPVC double glazed windows to the side, two radiators, built-in storage cupboard and door to en-suite bathroom.

**EN-SUITE SHOWER ROOM (9'4 x 8'7)** Three piece suite comprising vanity unit wash hand basin, WC and corner shower unit with rainfall shower and shower attachment. Tile effect laminate flooring, heated towel rail, part tiled walls and door to inner hall.



BEDROOM 1



EN-SUITE SHOWER ROOM

**INNER HALL** Wood effect laminate flooring and UPVC double glazed frosted door to the rear garden.

**KITCHEN (20'3 x 11'3)** Fitted kitchen incorporating a freestanding cooker with three fan ovens and five ring induction hob, aluminium splashback and extractor hood above, dishwasher. Tiled splashbacks, panelled ceiling, wood effect laminate flooring, two radiators and UPVC door to the utility room.



4/ BECK GRANGE, WARWICK BRIDGE, CARLISLE



KITCHEN

**UTILITY ROOM (7'3 x 6')** Wood effect laminate flooring, radiator, tiled walls, UPVC door to the side and door to the dining room.



UTILITY ROOM

**DINING ROOM (14'9 x 12'8)** Radiator, UPVC double glazed window and UPVC double glazed French doors to the rear.



DINING ROOM

**OUTSIDE** Gated front garden incorporating a variety of shrubs and bushes with floral borders. To the rear of the property is a sandstone patio, astro turf, lawn and raised patio with wooden gazebo, greenhouse, bothy, outside WC and views of Cairn beck that runs alongside the property (we are informed that the property has never flooded). A gate at the top of the garden provides access to the gravelled parking at the rear.

5/ BECK GRANGE, WARWICK BRIDGE, CARLISLE

**BOTHY (21' x 7'5)** Sandstone bothy with wood effect laminate flooring, UPVC double glazed window, Velux window, beamed ceiling and door to bathroom.

**SHOWER ROOM (5'8 x 4')** Three piece suite comprising WC, wash hand basin and walk-in shower. Fully tiled walls, wood effect laminate flooring and UPVC double glazed frosted window.



BOTHY

**OUTSIDE WC (5'6 x 2'4)** Sandstone construction with UPVC double glazed frosted door, WC, wash hand basin, fully tiled walls, tiled floor and panelled ceiling.

**DETACHED DOUBLE GARAGE/WORKSHOP (21'5 x 16'9)** Electric up and over doors, power, light, water, UPVC double glazed frosted window and lean-to at the side of the garage.

**NOTE** Just past the property, just off the A69, there is a lane that leads around to the back of the property where there is parking and access to the double garage. The neighbouring properties have permission to drive on this lane but the lane is owned by the vendors of Beck Grange.



FRONT EXTERNAL & BECK



GARDEN



6/ BECK GRANGE, WARWICK BRIDGE, CARLISLE



REAR PATIO

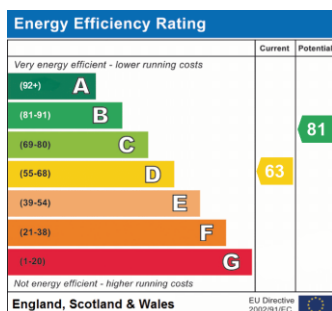


REAR & PARKING

**TENURE** We are informed the tenure is Freehold.

**COUNCIL TAX** We are informed the property is Tax Band C.

**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.



reasons to sell with us...

more than

**455**

properties listed in our  
Carlisle office

more than

**390**

properties sold from  
our Carlisle office

we sold

**255**

more properties than  
our closest competitor

we have over

**500**

Google reviews with a  
4.9/5 Google Rating

\*UK Rightmove, Market Share Information  
from 31/01/2023 - 31/01/2024, CA1 to CA8

Celebrating over 30 years  
on your high street

[www.cumbrian-properties.co.uk](http://www.cumbrian-properties.co.uk)

