

# Cumbrian Properties

14 Greenholme Steading, Warwick Bridge



Price Region £495,000

EPC-

Spacious family home | Fully fitted living dining kitchen  
2 reception rooms | 3 double bedrooms | 2 bathrooms  
Garage & garden | Open views to the front

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## 2/ 14 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 14 is a spacious property of over 1,850 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. The accommodation offers a spacious open plan living/dining/kitchen enjoying views over the cottage courtyard garden to the woodland at the rear, staircase to the first floor, ground floor bedroom, shower room, cloakroom and attractive feature lounge to the rear. To the first floor the property has a galleried landing, two additional double bedrooms and bathroom. 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.

Kitchen/Living room (28'3 x 12'2)

Dining Area (17'5 x 12'10)

WC (5'11 x 4'11)

Bedroom 1 (17'5 x 10'6)

En-Suite (8'2 x 5'11)

Lounge/Bedroom (17'5 x 12'2)

Bedroom 2 (17'5 x 12'2)

Bedroom 3 (12'10 x 9'2)

Bathroom (12'13 x 8'6)

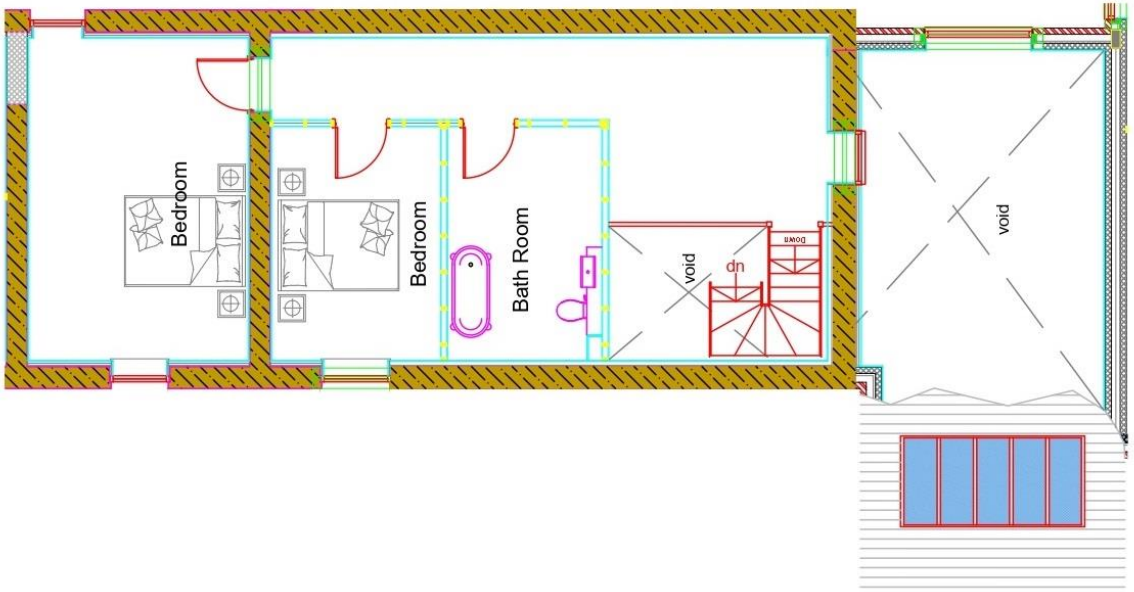
**TENURE** To be confirmed by the vendor.

**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

First Floor



Ground Floor

