



3 Longthwaite Farm | Warwick Bridge | Carlisle | CA4 8RN

Guide Price £485,000



**DAVID BRITTON**  
ESTATES



## Key Features

- Stunning Detached Barn Conversion
- Four bedrooms
- Two bathrooms
- Living room with mezzanine
- Stylish Kitchen diner
- Outside office/treatment room with composting toilet
- Extensive Gardens
- Exclusive development
- Excellent links to local amenities and shops
- Close to Carlisle City and easy access to Newcastle

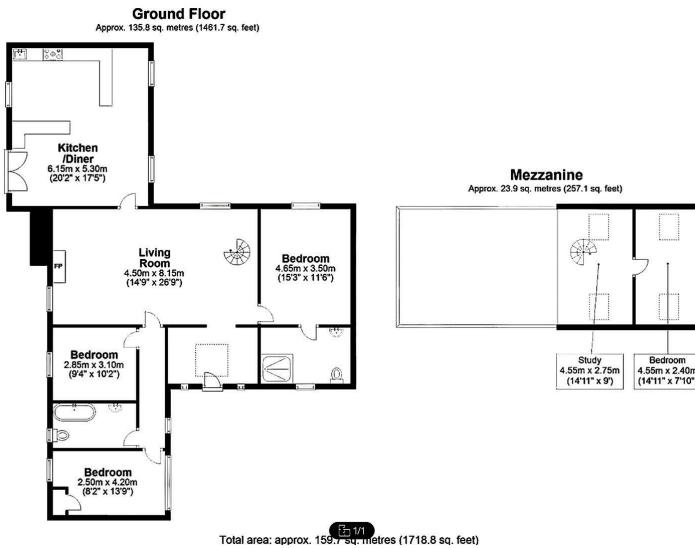
## Summary

Absolutely stunning four bedrooned barn conversion in a recently completed and exclusive development on the edge of Warwick Bridge nr Carlisle.





## Floor plans



### COUNCIL TAX BAND - E

#### DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. The services, systems, and appliances shown may not have been tested and has no guarantee as to their operability or efficiency can be given. All floor plans are created as a guide to the lay out of the property and should not be considered as a true depiction of any property and constitutes no part of a legal contract.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		72
(55-68)	D		
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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