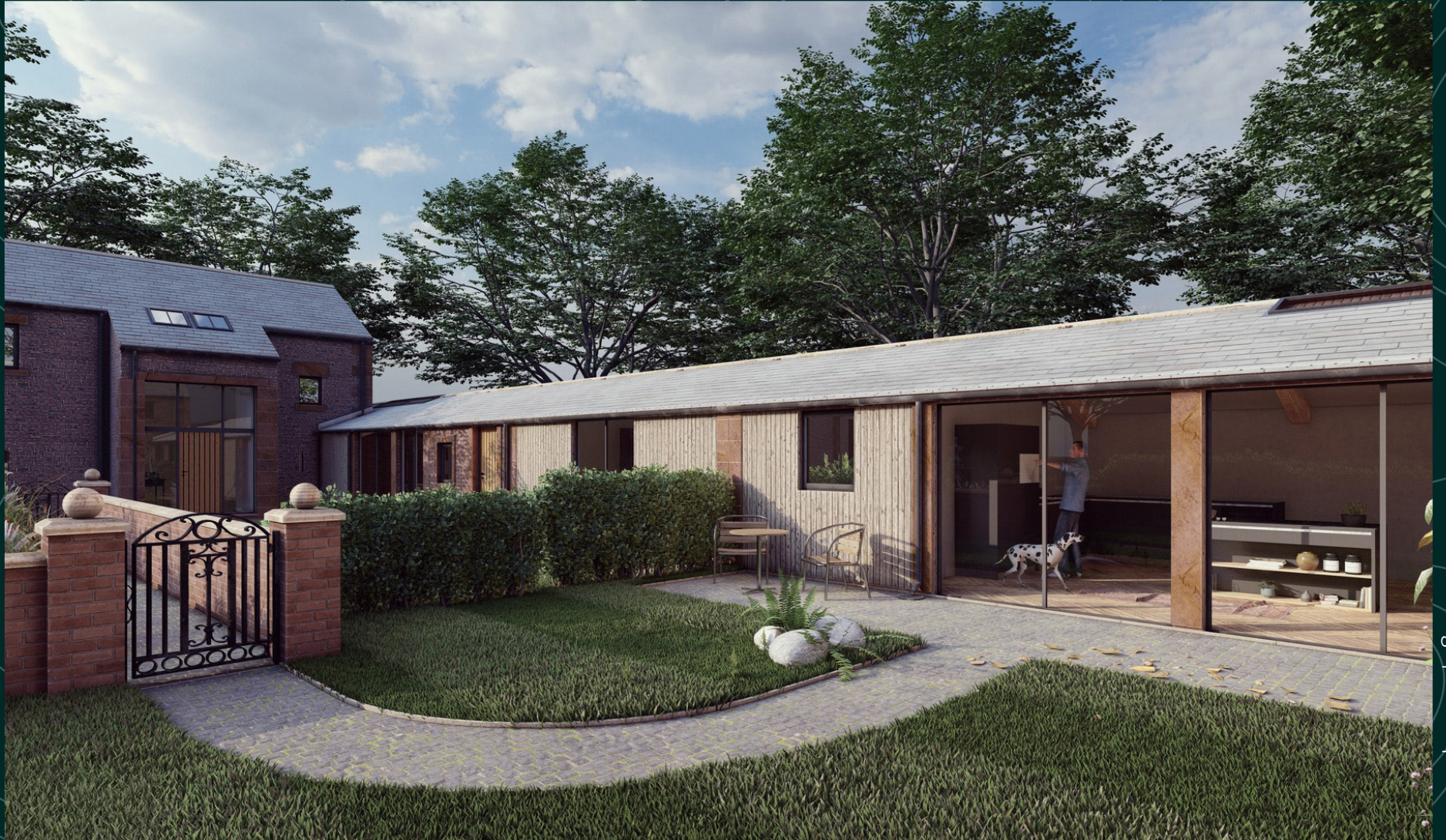


Plot 13, Greenholme Steading



Warwick Bridge | Carlisle | Cumbria









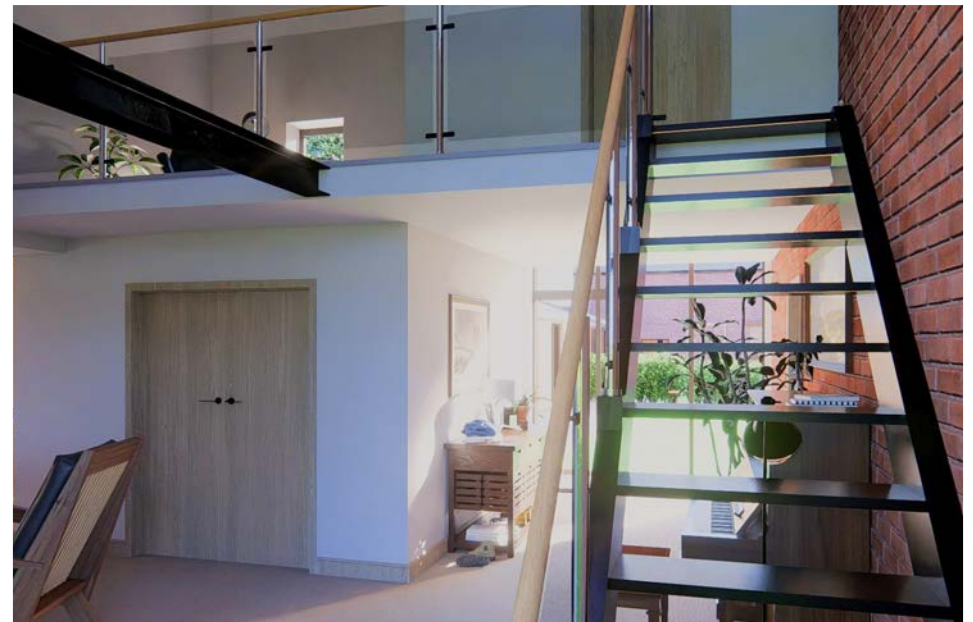
## Accommodation in Brief

### Ground Floor

Entrance Hall | Lounge/Bedroom | CloakRoom  
Kitchen/Dining/Living Area | Utility/WC

### First Floor

Two Bedrooms | Bathroom | Storage





## The Property

Greenholme Steading is a unique and thoughtfully designed development of barn conversions, situated in the serene surroundings of the Eden Valley. Each home within this exclusive development combines the traditional character of the original brick structures with modern design, retaining and incorporating unique character features.

Whether you're looking for a family home, a luxury holiday let, or a sound investment opportunity, these properties are ideal. The development's blend of style, quality, and location makes it a versatile and appealing choice for a wide range of buyers.

As these exclusive conversions are still nearing completion, prospective buyers are afforded the rare opportunity to personalise their interiors. With a range of high-specification options for fully fitted kitchens, bathrooms, and bespoke fittings, buyers can shape a home that reflects their individual tastes, ensuring each property is truly bespoke. There is also flexibility in the layout and futureproofing of the homes, allowing for custom configurations – though this may incur additional costs depending on the scale of the change.

## Number 13

Number 13 at Greenholme Steading features an expansive open-plan kitchen, dining, and living area with large windows, skylights, and exposed timber beams, creating a bright and airy atmosphere throughout the ground floor. The lounge area on this level is versatile, and could easily be adapted as an additional bedroom if the need arises. The ground floor also includes a utility room and cloakroom. Upstairs, two spacious bedrooms benefit from plenty of natural light, and a modern family bathroom completes the first floor.



## Externally

Each property benefits from private front and rear gardens, offering both seclusion and the chance to enjoy the surrounding countryside views. A communal rear courtyard enhances the sense of space. The homes come with allocated private parking and a large separate garage, equipped with water and electricity for added convenience.

### Agents Note

Some images include CGI and are for illustrative purposes only. Actual property finish may vary.

## Local Information

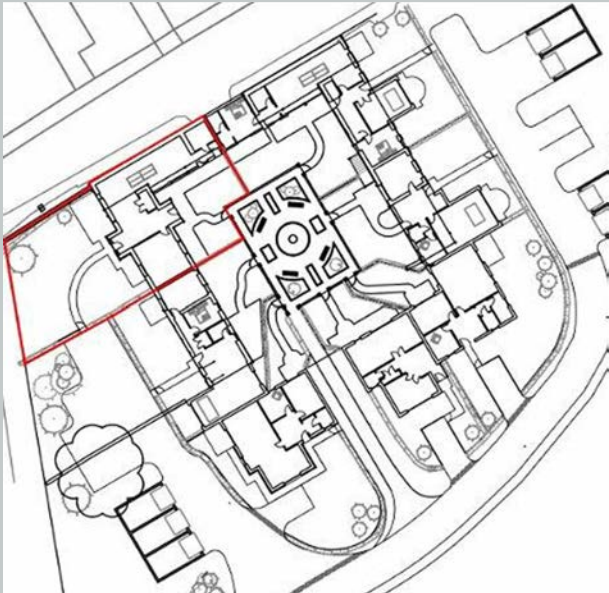
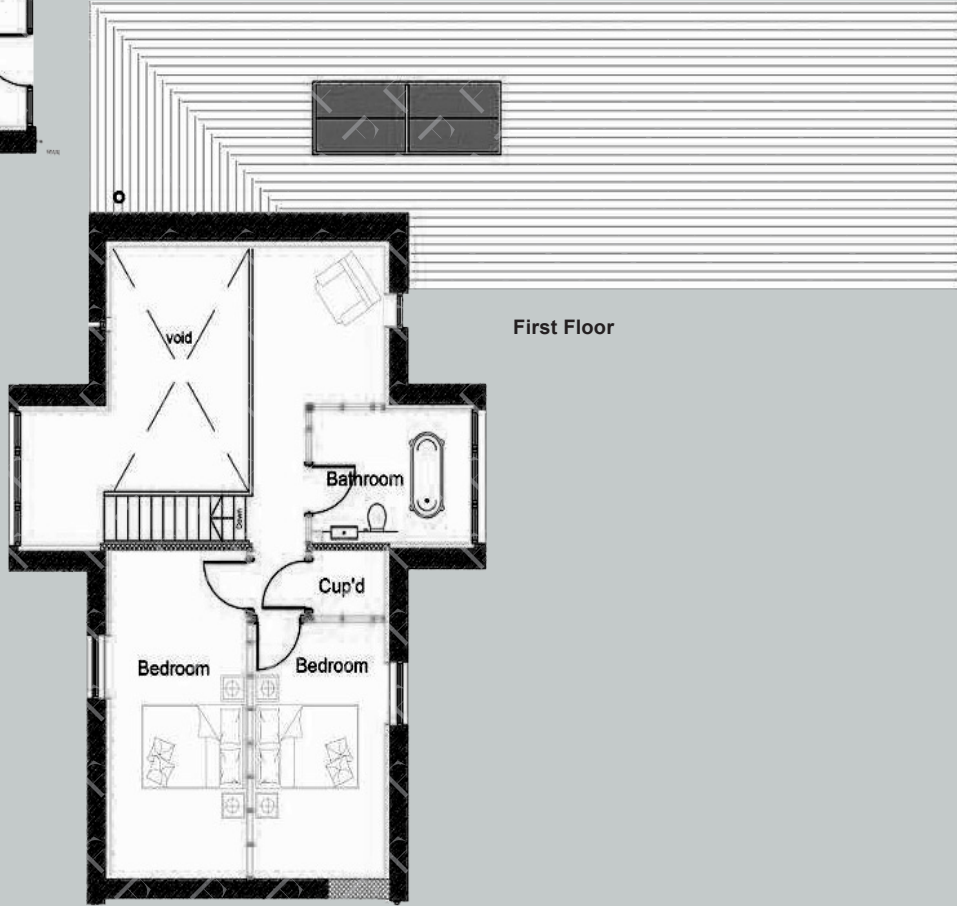
Warwick Bridge offers day-to-day shops and amenities, and the market town of Brampton offers a further range of independent shops. The regional capital of Carlisle is within easy reach and offers an excellent range of social, leisure, and retail opportunities and an attractive pedestrian area, along with an impressive cathedral and castle. The property is well located for access to Penrith, the Lake District National Park, and the Scottish Borders, along with Hadrian's Wall and many other areas of outstanding natural beauty.

There are primary schools in Warwick Bridge, Hayton, Great Corby, and Scotby, and the property is in the catchment area for William Howard School in Brampton, which offers schooling for all ages.

For the commuter, the A69 provides access to Newcastle in the east, and the M6 is within easy reach for onward travel north and south. There is a rail station in nearby Wetheral offering regular cross-country services between Newcastle and Carlisle, while the rail station in Carlisle provides fast and frequent services to major UK cities north and south.



Floor Plans



Google Maps

what3words



///webcams.live.cycles

## Wayleaves, Easements & Rights of Way

The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

## Services

Mains electricity, gas, water, and drainage.

Postcode

Council Tax

EPC

Tenure

CA4 8QT

Band TBC

Rating TBC

Freehold

## Viewings Strictly by Appointment

T: 01434 622234

E: [corbridge@finestgroup.co.uk](mailto:corbridge@finestgroup.co.uk)









# Finest

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