

Plot 14, Greenholme Steading



Warwick Bridge | Carlisle | Cumbria





## Accommodation in Brief

### Ground Floor

Kitchen/Dining/Living Area | WC/Shower Room  
Bedroom | Lounge/Bedroom

### First Floor

Two Bedrooms | Bathroom





## 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.





## Number 14

Number 14 offers a spacious and light-filled open-plan kitchen, dining, and living area, where large windows and skylights bring in abundant natural light. Character details, like repurposed stable bays, add a unique charm to the space. The ground floor also features a bedroom, a WC/shower room, and a versatile lounge that could easily be reconfigured as an additional bedroom if required. Upstairs, two generously sized bedrooms and a contemporary family bathroom complete this thoughtfully designed barn conversion.

## Externally

Each property benefits from both 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

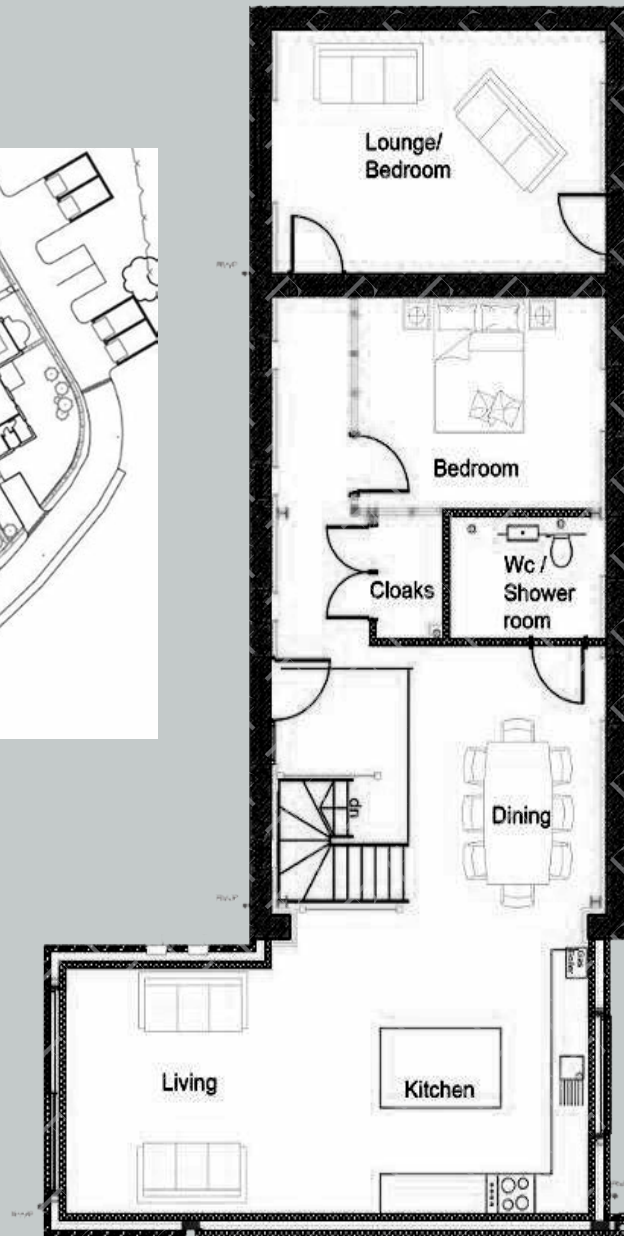
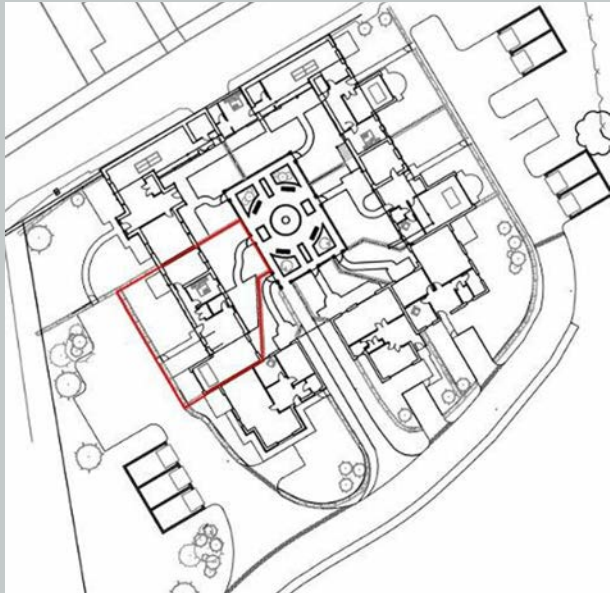
Warwick Bridge offers day-to-day shops and amenities, and the market town of Brampton offers a further range of independent shops. The regional capital of Carlisle is within easy reach and offers an excellent range of social, leisure, and retail opportunities and an attractive pedestrian area, along 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.

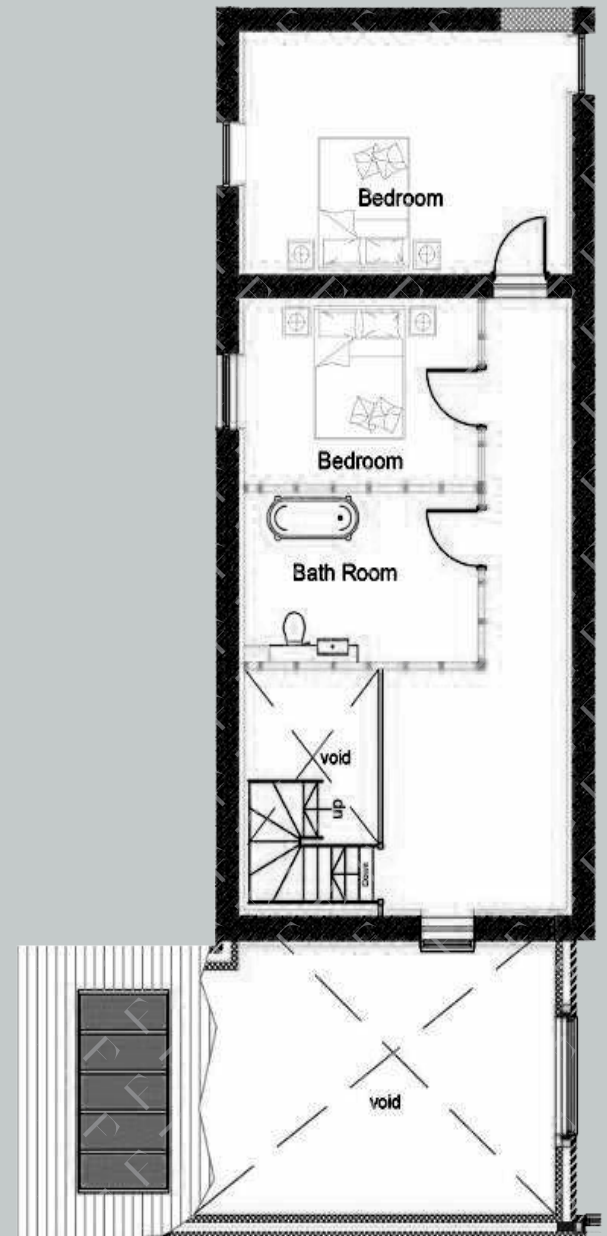
For the commuter, the A69 provides access to Newcastle in the east, and the M6 is within easy reach for onward travel north and south. There is a rail station in nearby Wetheral offering regular cross-country services between Newcastle and Carlisle, while the rail station in Carlisle provides fast and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



# Floor Plans



Ground Floor



First Floor



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

PROPERTIES

15 Market Place | Corbridge | Northumberland | NE45 5AW

0330 111 2266 | [contact@finest.co.uk](mailto:contact@finest.co.uk)

[finest.co.uk](https://www.finest.co.uk)

---

**IMPORTANT INFORMATION** Finest Properties, for themselves and for the Vendors and Lessors of this property whose Agents they are give notice that: (1) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any 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 the correctness of each of them; (3) No person in the employment of Finest Properties, has any authority to make or give any representation or warranty whatever in relation to this property.