

Hayward Tod

2 bed, 1 ensuite First Floor Apartment | 7 Holme Eden Hall | Warwick Bridge | Carlisle | CA4 8RD

Guide Price £275,000







A beautiful, spacious apartment in a grand Grade II Listed period building, enjoying far reaching views across open countryside and the use of secure gated communal grounds. Two bed, two bath. Superb living room.

ACCOMMODATION SUMMARY

Secure gated entry and intercom system | Parking | Shared entrance lobby | Grand shared inner hall and landing | Hall | Delightful living room with balcony | Kitchen-Diner | Double bedroom one with ensuite shower room | Double bedroom two | Bathroom | All mains services | Gas central heating | Council Tax Band - E | EPC exempt – Grade II Listed | Annual service charge £5,517.12 | Leasehold 999 years from 2004 - solicitor to confirm

APPROXIMATE MILEAGES

Coop and coffee shop 0.7 (8 minute walk) | M6 J43 2.6 | Central Carlisle - West Coast Mainline Station 4.7 | Solway Coast AONB - Bowness on Solway 17.5 | Lake District National Park - Caldbeck 18.2, Pooley Bridge Ullswater 28 | Newcastle International Airport 51.6

DESCRIPTION

Beautifully presented and spacious throughout the property provides comfortable living in a secure gated community. An ample kitchen also provides space for dining and features a range of fitted units and appliances. The living room makes a feature of the numerous retained period features of the building and has wonderful views across the surrounding countryside. A short flight of steps from the living space leads to a quirky balcony providing some outside space. There are two good double bedrooms and two bathrooms. The property also enjoys allocated parking and use of the beautiful communal grounds.

WHY HOLME EDEN HALL?

A most attractive two double bedroom property located in the prestigious Holme Eden Hall. Forming part of the main building the property enjoys the stunning views of the

surrounding countryside. Secure gated entry, allocated parking, visitor parking and beautifully kept grounds. Situated just off the A69 the property has excellent access for both Carlisle and Newcastle. The market town of Brampton is approx; 3 miles east and has a host of amenities available including; Doctors, Rail service, bus service, primary and secondary schools, shops, public houses and restaurants.





Splendid Inner Hall and Grand Staircase







First Floor

Approx. 113.9 sq. metres (1226.3 sq. feet)



Total area: approx. 113.9 sq. metres (1226.3 sq. feet)

Contact

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Agents note

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.