

# Greenfield House

HIGH BRIDGE | DALSTON | CARLISLE | CUMBRIA



FINEST  
PROPERTIES



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A gorgeous stone-built property with exceptional specification surrounded by inspiring countryside

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Dalston 5.7 miles | Junction 42 M6 7.2 miles | Carlisle City Centre 8.1 miles

Penrith 13.8 miles | Keswick 20.4 miles





## Accommodation in Brief

Entrance Hall | Sitting Room | Open Plan Kitchen & Dining/Family Room

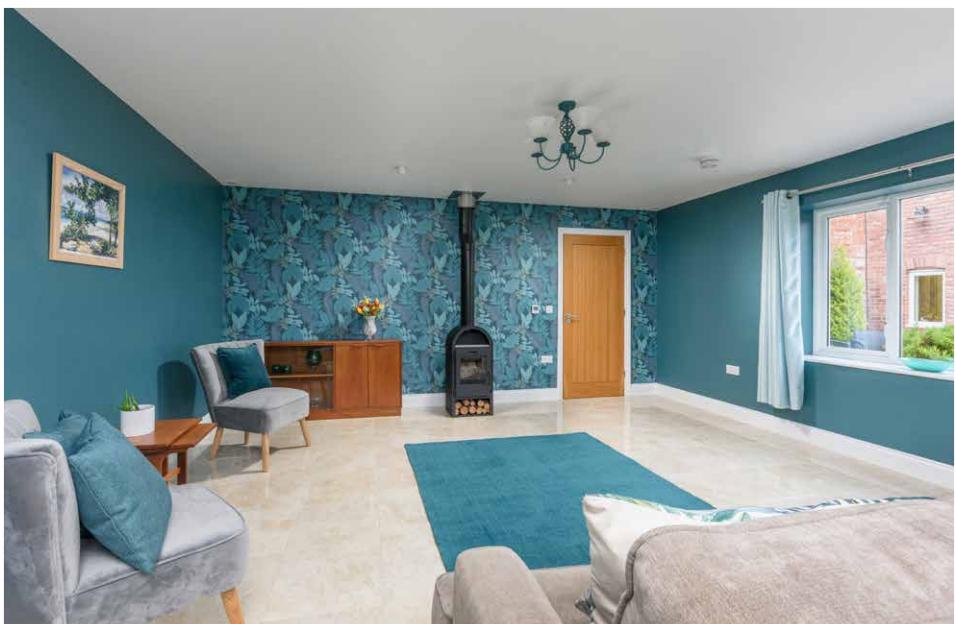
Utility/WC | Ground Floor Bedroom with En-suite Shower Room

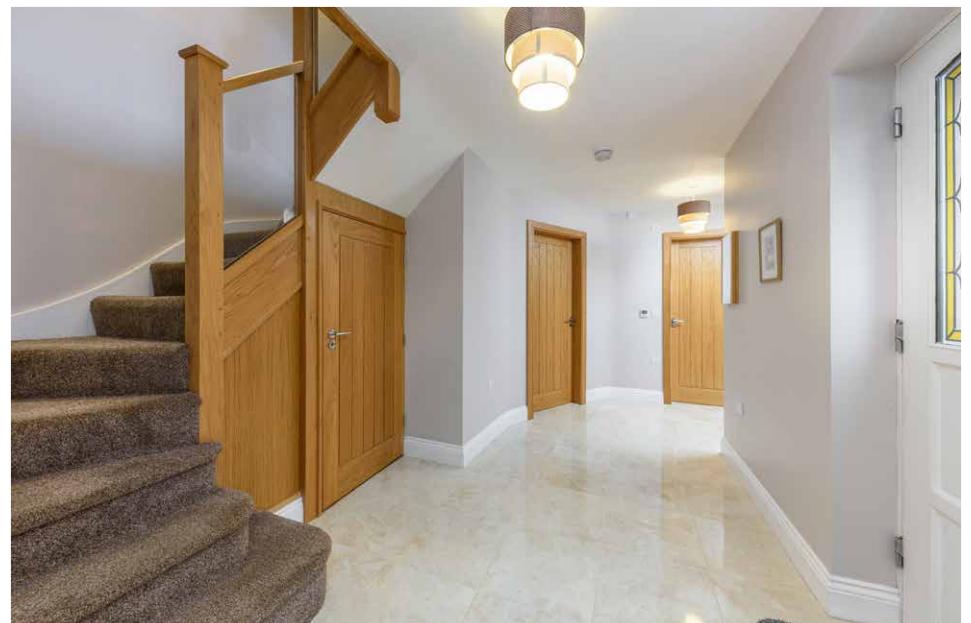
Principal Bedroom with En-suite Bathroom & Juliette Balcony

Double Bedroom with En-suite Shower Room | Office/Sitting Room

Fourth Double Bedroom | Family Bathroom

Driveway & Parking | EV Charging Point | Gardens | Patio | Shed







## The Property

Greenfield House is a truly beautiful Grade II Listed property of exceptional quality. This former sandstone-built barn has been thoughtfully converted by local craftsmen under architect supervision to offer superb contemporary living with charm, character and elegant décor. The conversion, completed in 2015, has produced light, spacious and flexible rooms with oak doors throughout and modern touches delivering impressive efficiencies and cost benefits. Nestled in a peaceful location, Greenfield House is surrounded by inspiring countryside and within easy reach of the Lake District National Park. Fabulous views stretch away to High Pike and Saddleback.

The front door opens to the inviting entrance hall with useful cloakroom to one side. To the left upon entering is the expansive sitting room which has a lovely light feeling from a dual aspect that includes double patio doors opening onto the garden. A warming wood-burner sits to one end. This is a great room in which to relax. Moving back around the hall leads to the superb open plan kitchen and dining/family room. The contemporary kitchen is finished to the highest standards with ample storage, integrated appliances and a grand four-oven oil-fired AGA. The kitchen flows through to the dining room which also benefits from further comfortable sitting space, making this perfect for families and entertaining friends. Bifold doors from both the kitchen and dining areas open to the patio and garden, creating wonderful indoor/outdoor living. Extra utility space is cleverly tucked away behind sliding doors within the ground floor WC, with room for a washing machine, tumble dryer and laundry storage space.

There is a double bedroom located on the ground floor, complete with an en-suite shower room, offering accessible sleeping accommodation.

A lovely glass and oak staircase rises from the hall to the first floor. The principal bedroom is a large double filled with natural light from a dual aspect. Double doors open to a glass-panelled Juliette balcony and glorious views

over the countryside. This bedroom is served by a superbly appointed en-suite bathroom. Another double bedroom sits adjacent to the fully tiled family bathroom, which has a feature freestanding oval bath, separate shower, wash hand basin, WC and heated towel rail. A door from the landing leads to an incredibly flexible space with a beautiful outlook through large French windows. Complemented by the availability of up to 1GB ultrafast FTTP broadband, this is the perfect spot for a home office. This room retains many characterful features, such as the vaulted ceiling, original beams and exposed sandstone wall and could easily be incorporated into a full suite with the adjoining, generously-proportioned, double bedroom with en-suite shower room, all accessed through double doors.







## Externally

Approached via a shared private road, Greenfield House has an enclosed private driveway with ample parking and a 7kW electrical vehicle charging point. The external area has the convenience of automatic dusk-til-dawn lighting and garden tap.

The private garden is mainly laid to lawn and there are planting beds, all combining for ease of maintenance. There is a useful garden shed with slate roof for the storage of outdoor equipment.

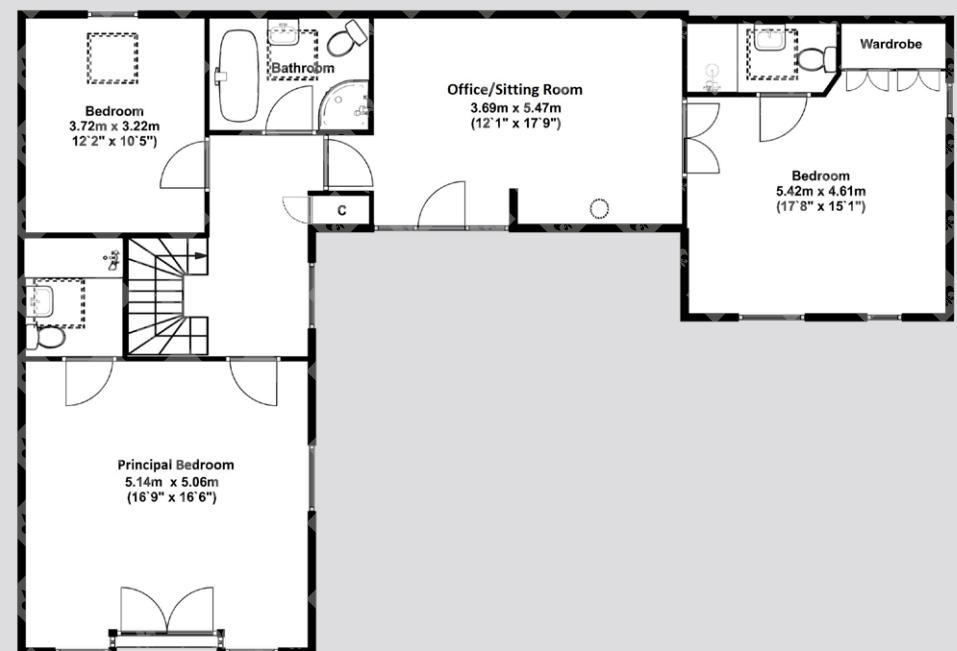
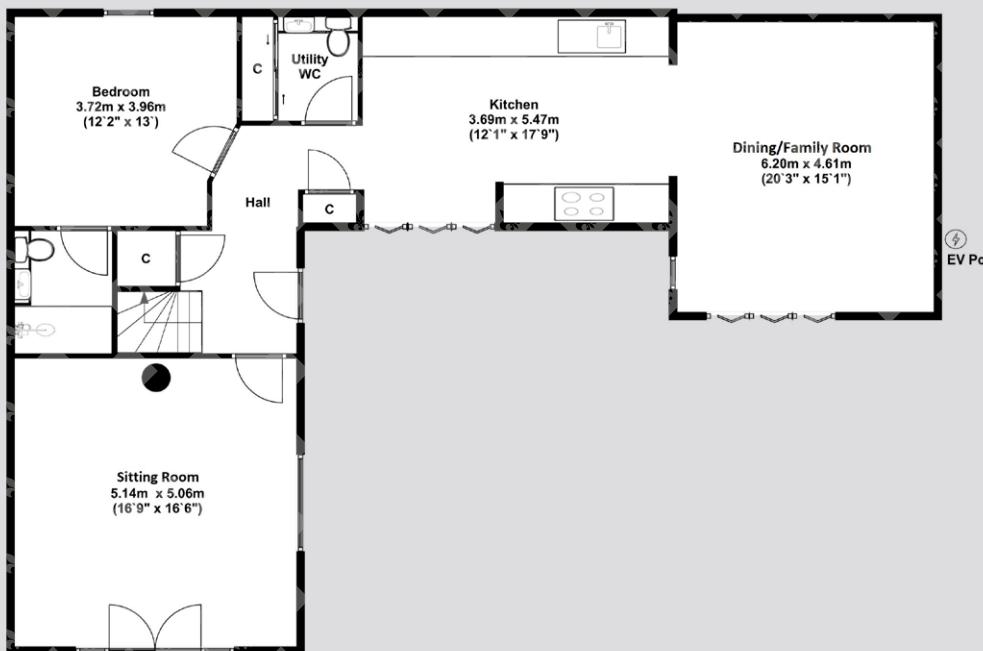
## Local Information

High Bridge is a tranquil rural community set amidst beautiful Cumbrian countryside. The popular village of Dalston is nearby and offers a full range of everyday amenities. From the doorstep there are delightful walks and rides through stunning countryside and then onwards into the Lake District National Park. The regional capital of Carlisle is within easy reach and offers an excellent range of social, leisure and retail opportunities, along with an impressive cathedral and castle. The property is also well-located for easy access to Penrith, the Lake District National Park and the Scottish Borders.

For primary education there are village schools in nearby Ivecill and Raughton Head, Dalston, or the independent Hunter Hall School in Penrith. Secondary education is provided in Dalston or at the highly-regarded Queen Elizabeth Grammar School in Penrith. Further independent schooling is available at Lime House School near Dalston and Austin Friars in Carlisle, both of which provide co-educational schooling from 3-18 years.

For the commuter junctions 41 and 42 of the M6 are within easy reach for travel south and north. The Avanti West Coast mainline rail services available at Penrith and Carlisle provide fast and frequent services to London Euston in just over three hours, Manchester (including direct trains into Manchester International Airport) in less than two hours, and Glasgow and Edinburgh in just over an hour. The railway station at Dalston provides local services to west Cumbria.

## Floor Plans



Ground Floor

First Floor

## Directions

Leaving the M6 motorway at Junction 42 follow signposts for Dalston onto Newbiggin Road. After 1.3 miles, at the T-junction near the Black Lion public house, turn left signposted Ivelill and Penrith. After 3.2 miles take the right turn signposted Highbridge. After 1.1 miles at the next T-junction turn left then after 0.2 miles take the first right signposted Highbridge. After 0.5 miles turn onto the tarmacadam driveway on the left-hand side and Greenfield House is at the end of the driveway around to the right.

## 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 and water. Private drainage to septic tank. Biomass district heating. Fully Zoned central heating with independent programmable thermostats to all rooms (underfloor heating to ground floor, radiators to first floor). Oil-fired AGA. Up to 1 GB Ultrafast Fibre to the Premises (FTTP) available.

### Postcode

CA5 7DR

### Council Tax

Band E

### EPC

Rating B

### Tenure

Freehold

## Viewings Strictly by Appointment

T: 015394 68400

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





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**Finest Properties**

Radio House | Church Street | Ambleside | Cumbria | LA22 0BU

015394 68400  
cumbria@finestgroup.co.uk  
[finestproperties.co.uk](http://finestproperties.co.uk)

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