Situated in an exclusive residential setting at the head of a private drive, enjoying splendid views, a modern five bedroom detached house. Remodelled and extended over the years, the accommodation is spacious and well-proportioned with a sociable flow of rooms having a large contemporary kitchen at the very heart of the house and family friendly spaces both inside and out where there is open garaging, a useful workshop, good parking and generous private gardens. Best of all is that this highly desirable house and enviable setting is all within walking distance of schools and all that Kirkby Lonsdale has to offer.
What isn't there to love about this property? It has everything - views, space, privacy, contemporary and flexible accommodation and is within walking distance of Kirkby Lonsdale. Purchased by the owners in 2000, the property has been remodelled and extended to create family friendly living space, both inside and out.

Guests will probably come in through the stylish front entrance but if you’ve got a car full or it’s raining you’ll probably opt to park in the open garaging and enter through the rear hall, either way you’ll all end up in the fabulous sociable living kitchen. Large windows allow light to flood in and there is a log burner for the colder days. From here, steps lead up to the sitting room, again a lovely light and welcoming room with doors onto the terrace and gardens. It’s a flexible and adaptable layout with a study/office, a double bedroom and bathroom also on the ground floor. The first floor is split into two; the master bedroom is above the sitting room with amazing garden views (picture yourself with a cup of morning tea, sat in bed as you plan the day ahead) with a second staircase giving access to three further double bedrooms and a house bathroom. Attached is open garaging for two cars and useful workshop; attractive gardens and excellent private parking complete the picture.

A neighbouring parcel of land to the east, c. 5 acres is available by separate negotiation.

High Biggins is a small attractive hamlet on the outskirts of the popular market town of Kirkby Lonsdale, so near it’s walkable which makes it handy for Kirkby Lonsdale’s excellent range of local amenities (shops, restaurants and pubs, churches, post office and a Booths supermarket). If you need a greater selection then Kendal and Lancaster offer a more comprehensive range. Secondary schools can be found in Kirkby Lonsdale (Queen Elizabeth), Milnthorpe (Dallam) and Lancaster. There are also girls’ and boys’ grammar schools in Lancaster with independent schools at Sedbergh, Windermere and Giggleswick. There is also a children’s nursery in High Biggins itself which couldn’t be more convenient if you have little people. Surrounded by quiet lanes for walking, running or cycling, the Yorkshire Dales and Lake District National Parks are also close by, this is a great place to call home if you love the great outdoors but value accessibility and a convenient location.

• Kirkby Lonsdale 1 mile (your nearest Booths!) • M6 J36 5.3 miles (for travelling north) • Oxenholme Train Station 10.7 miles (direct trains to London Euston, Edinburgh and Glasgow) • Kendal 13 miles (gateway to the Lake District) • Lancaster 17.4 miles (university and hospital city) • M6 J34 9.2 miles (for travelling south) • Manchester airport 78.4 miles (for jetting off) • All mileages are approximate

To find the property from the M6, exit at J36 and head towards Kirkby Lonsdale on the A65. After the BP garage, take the first turning right signposted Hutton Roof. Travel through Low Biggins and continue out into the countryside. At the bus shelter, turn right onto Biggins Lane and continue into High Biggins. Follow the lane onto Pit Lane and take the second turning on the left onto a private drive. Continue over the cattlegrid through a small wooded copse to the end of the drive. The Gatehouse is the last property on the left.
A fabulous family home...

- Modern, light, airy accommodation with a sociable flow of rooms
- Welcome guests into the front entrance hall with glazed door and full height windows
- Impressive and well-equipped contemporary living kitchen with log burner and a comprehensive range of cabinets and an island unit with breakfast bar by Wellman. Appliances include separate fridge and freezer, KitchenAid coffee maker and combi-oven, with warming ovens below, Neff electric oven, AEG dishwasher and induction hob with extractor fan over
- Conveniently placed utility cupboard with plumbing for a washing machine and space for either a condenser or vented dryer
- Plant room housing two water pressurisation tanks, central heating boiler, solar hot water controls and hot water cylinder
- Welcoming sitting room of generous proportions with aspect out to the terraced garden to the west and to the south across the lawn
- Keep teenagers happy with a second sitting room. Also great if you need a playroom or home office - this leads directly to a south facing courtyard
- A ground floor bedroom and bathroom with three piece suite - super as a guest room
- Spoil yourself with this en-suite master bedroom, glass doors leading to a glass and steel balcony - perfect for an al-fresco breakfast
- A second staircase leads to the main landing with three double bedrooms and a house bathroom - the children can have their own wing
- Open garaging provides excellent parking and dry and accessible storage for logs
- Pottering is positively encouraged in the useful workshop
- Driveway parking for several cars - teenagers/guests… there is space for everyone!
- The main garden area is to the south with a large lawn, established shrubbery and good views - there’s even a wooden bench perfectly positioned from which to enjoy the view. The garden is currently open to the neighbouring property, The Biggens, but a fence will be erected before completion of the sale
- If you like to entertain then to the east and enjoying all day sun is a large terrace offering privacy and seclusion
- Space to spread out, across the lane to the east is a parcel of land, c. 5 acres which is available by separate negotiation. This will be of appeal if you fancy a few chickens or your own football pitch!
Planning Information

Just so you are aware, consent has been granted by South Lakeland District Council (ref. SL/2017/0513 dated 19th July 2017) for two dwellings within the extended woodland garden of the neighbouring properties (300m to the east and well-screened by mature planting). Further details are available from the agent.

Services

• Mains electricity and drainage

• Water supply from a borehole shared with six other properties with planning permission for an additional two properties. UV filters and string filters serviced annually

• LPG central heating with the added appeal of three log burning stoves in the principal rooms

• Three cheers for a sunny day, solar panels primarily heat the water along with the boiler and an immersion heater

• B4RN superfast fibre-optic broadband connected, if you don’t know about this fabulous service (1 Gbs and unlimited bandwidth) check out their website b4rn.co.uk

• Thanks to B4RN, Vonage internet phone system is also connected for advantageous telephone call rates
Council tax

The Gatehouse is currently banded D for Council Tax purposes. Potential purchasers are advised to verify this information for themselves.

Local Authority

South Lakeland District Council, South Lakeland House, Lowther Street, Kendal, Cumbria, LA9 7QU.
T: 01539 733333  www.southlakeland.gov.uk

Please note

- Carpets, curtains, poles, blinds, light fittings, integral white goods, log burning stoves are all included; they’ll even include the current supply of logs in the open garaging!

- Small stone trough, gargoyles, statues, urn, Easter Island statue and garden planters are all specifically excluded

- The woodlands around are protected by Tree Preservation Orders (TPOs) but there are no protected trees within the property’s boundaries

Money Laundering

Prospective buyers should be aware that in the event that they make an offer for the property, they will be required to provide the agent with documents in relation to the Money Laundering Regulations; one being photographic ID, i.e. driving licence or passport and the other being a utility bill showing their address. These can be provided in the following ways: by calling into the agent’s office with copies or by way of a certified copy provided via their solicitor. In addition prospective buyers will be required to provide information regarding the source of funding as part of the agent’s offer procedure.

Useful information
IMPORTANT Davis & Bowring, for themselves and for the vendors or lessors of this property whose agents they are give notice that:

(i) these particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract;
(ii) all descriptions, photographs, measurements, areas, dimensions, references 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;
(iii) no person in the employment of Davis & Bowring, has any authority to make or give any representation or warranty whatever in relation to this property nor have we carried out a detailed survey or tested the services, appliances or fittings in the property; (iv) all viewings are carried out at the sole risk of the viewer and neither the selling agent nor the vendor takes responsibility for any part of the property.