



# the sheiling

—  
arkholme



**Russell Armer**  
Homes



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Located to the west of the River Lune, Arkholme is beautifully situated, offering splendid vistas across the surrounding countryside.

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*Capture your own slice of the good life with an elegant country home in the heart of a traditional village community.*

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The emerald pasture and rolling landscape of Lancashire's Lune Valley is home to one of the county's most charming villages.

A little to the south of pretty market town Kirkby Lonsdale, along the B-road that winds gently towards Carnforth, stands picturesque Arkholme.

A scattering of quaint houses together with a pub, school, village hall and Methodist chapel line the main street. A quiet lane bordered by more village homes tracks east towards the medieval parish church of St John's and to the ancient ford that crosses the river below.

It's a village full of character with access along the B6254 to the impressive amenities of Kirkby Lonsdale (5.5 miles), as well as the historic city of Lancaster (12.5 miles) where the west coast mainline provides frequent high-speed rail links to Manchester and beyond. A bus service is a real bonus, visiting the towns and villages along the valley.

What a wonderful place to make a home, offering the many benefits of a vibrant local community, while enjoying spectacular scenery on all sides and well placed for commuting to the wider area.

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Left: The Lune Valley  
Right: The Bay Horse Pub  
Far Right: Arkholme  
Methodist Chapel

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The Sheiling is an imaginative development comprising just 14 homes on an accessible off-road setting that sits sympathetically within Arkholme's village boundaries. Mature trees and an open green space add to the site's appeal.

It's well connected to the community. The homes are just a couple of hundred metres from the well-regarded Church of England primary school and from the local hostelry - the Bay Horse Inn. The award-winning village hall occupies a plot adjacent to the school and provides a popular backdrop for a wide range of social and cultural events, including concerts, exhibitions and private parties.

Nearby Kirkby Lonsdale is a thriving market town, boasting a wide range of independent shops, Booths supermarket and local services including a library, surgery, dental practice, churches and post office, plus plenty of cafés, pubs and restaurants. High-performing secondary school, QES, draws pupils from a broad catchment area and provides a comprehensive education right through sixth form. Selective grammar schools for both boys and girls can be found in Lancaster.

Arkholme is perfectly placed for exploring the outdoors - the surrounding countryside is criss-crossed with public footpaths and there are lots of opportunities for cycling on quiet lanes. The village is situated partway along the Lune Valley Ramble which stretches from Lancaster all the way to Devil's Bridge.

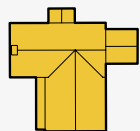


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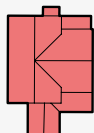
Above: (Top) The Greta  
(Bottom) The Wenning  
Left: The Conder

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# Key



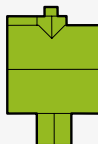
**The Wenning**  
4 bedroom detached house



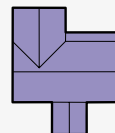
**The Hindburn**  
3 bedroom detached house



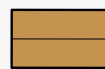
**The Gressingham**  
Not for sale



**The Greta**  
4 bedroom detached house



**The Conder**  
4 bedroom detached house



**Affordable Home**



Site plan shown for guidance purposes only. Not to scale. Certain details may vary and the development may be subject to alteration or plot substitution. It does not necessarily show every home to be built on site and planning requirements or market conditions may alter our future plans. This does not constitute a part of any contract or offer.





Classically designed village homes incorporate smart, contemporary interiors with elegantly finished kitchens and bathrooms and light-filled living spaces.



Interior images are of a similar quality Russell Armer development.





Map not to scale.



**Russell Armer  
Homes**

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