

## KEARSTWICK GROVE

£750,000

Kearstwick, The Yorkshire Dales, LA6 2EB

**Enjoying a private and secluded setting surrounded by the splendid open countryside of the Underley Estate, enjoying stunning views toward Bull Pot and the Barbon and Middleton Fells to the east and Kearstwick Hill to the south, a contemporary detached bungalow with large gardens, outbuilding and sustainable off-grid living.**

Light and bright, stylishly presented and well-proportioned rooms are on offer here with an opportunity to complete the first floor. There is also lapsed planning consent for a single storey extension to the south. Set within 1.68 acres (0.68 hectares) the gardens and grounds comprise a private drive and turning circle, lawns interspersed with a variety of trees, an orchard and seating areas from which to take in the fabulous views. A large timber built outbuilding provides a single garage, workshop and storage.

**All within walking distance of the award winning market town of Kirkby Lonsdale - this is a must see.**





## Welcome to **KEARSTWICK GROVE**

**£750,000**

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### Here's our **TOP TEN** reasons to love **Kearstwick Grove**:

- 1. A winning location** - in a secluded setting within the charming hamlet of Kearstwick, less than a mile from the sought-after town of Kirkby Lonsdale.
- 2. Stunning panoramic views** towards Bull Pot, the Middleton and Barbon Fells and Kearstwick Hill.
- 3. Energy efficiency and green credentials** - off grid living with PV solar panels and a borehole; a green way of living, more important than ever with escalating fuel costs.
- 4. Embrace the space** with a gross internal area of 1956 sq ft (181.7 sq m).
- 5. An exciting opportunity to complete the project** - the ground floor is ready to move into but the first floor requires finishing off. There is also lapsed planning consent from 2017 (ref S/09/06) for 'removal of the existing timber workshop and erection of single storey extension to dwelling to provide studio, office and design workshop for private domestic use with glazed link and a new entrance hall.'
- 6. Cool, calm and collected, stylishly presented with light filled accommodation** with large picture windows to the majority of rooms allowing natural light to flood in, as well as beautifully framing the views.
- 7. As it stands.....** there is a large dual aspect **dining kitchen** with base units and integral appliances. The generous **sitting room**, also being dual aspect, has bi-folding doors opening up to the garden and a wood burning stove set on a flagged hearth for the colder evenings. The **double bedroom** has an **en suite**. To the first floor there is a second double bedroom being open to the apex and plumbing for a bathroom and a large attic room.
- 8. Useful outbuilding** - a detached timber outbuilding with light provides **garaging, workshop** and excellent **storage**. Single garage with double open doors (16' x 7'7 [4.9m x 2.34m]), store room 1 (16' x 7'9 [4.90m x 2.40m]) and store room 2 (16' x 11'9 [4.90m x 3.62m]).
- 9. Gardens and grounds** - c. 1.68 acres (0.68 hectares), a wonderful outside space for children, pets and even wildlife. Large sloping lawns are interspersed with a variety of trees and pathways mown into the grass. There is also an orchard with apple trees. Benches have been strategically placed to simply sit and take in the stunning far reaching views. To complete the picture is ample gravel parking and turning area.
- 10. It's a great base for exploring** the Dales and the Lakes National Parks and both the Forest of Bowland and Arnsdale and Silverdale Areas of Outstanding Natural Beauty. Fresh air and fun, whichever direction you take and whatever your pleasure. For further information on the surrounding area, please see page 5.







## The best of both worlds - living in the countryside but within walking distance of Kirkby Lonsdale

One of the English countryside's unspoiled gems, the **Lune Valley** begins just a few minutes' drive from Lancaster and borders the Forest of Bowland Area of Outstanding Natural Beauty and the Yorkshire Dales.

**Kearstwick** is a picturesque and charming hamlet situated to the north of Kirkby Lonsdale, surrounded by beautiful open countryside of the Underley Estate.



**Nearby is the sought-after market town of Kirkby Lonsdale**, voted in the best top ten places to live in the North West by The Sunday Times for a number of years and is an ever popular choice with a wide range of first and second home buyers. It's not hard to see why; it's a little gem that packs a punch with a host of independent shops, bars and restaurants. To support the local population, there's a good range of local facilities - a bank, churches, the Post Office, florists and butchers, Booths supermarket, as well as an opticians and doctors' and dentists' surgeries.

Gateway to the Lake District, the historic market town of **Kendal** (14.1 miles via the A65) and the Georgian city of **Lancaster** (21.9 miles via the A683) provide a wider range of commercial and recreational facilities. Lancaster is also home to Lancaster University, Lancaster & Morecambe College and Royal Lancaster Infirmary.

**One of the main reasons families seek out Kirkby Lonsdale houses is the good schools** - in the town itself you'll find St Mary's primary school and highly-regarded Queen Elizabeth secondary school. Further afield there's Dallam, a mixed comprehensive world school with state boarding at Milnthorpe and the Boys' and Girls' Grammar schools at Lancaster. The area is also well served by private schools, including Sedbergh, Giggleswick and Windermere.



**The great outdoors is on your doorstep.** Situated close to the **Yorkshire Dales**, the **Lake District National Park** and **Forest of Bowland AONB**, the area provides a stunningly scenic adventure playground for walkers, climbers, cavers, potholers, cyclists and sailors. If you fancy a coastal walk, the **Arnsdale and Silverdale AONB** and **Morecambe Bay Estuary** are not too far away or take a stroll along the traffic free promenade at Grange-over-Sands.

**Getting about by car** is easy; access to the motorway network is excellent at J34, J35, or J36 and onto the A65 for travelling east into Yorkshire.

**Letting the train take the strain** - there is a station on the West Coast main line at Oxenholme (8.7 miles) with trains to Euston (travel time approx. 2 hours, 35 mins) if you need to commute to London then this is a great choice of location to balance quality of life for the whole family against work commitments. Camforth's historic train station (12.2) is on the Northern Line with services to Lancaster, Barrow-in-Furness, Leeds and Manchester airport.

**For travel by air**, there is a choice of airports: Leeds Bradford (51.8 miles) Manchester (81 miles) and Liverpool (86.6 miles).



**To find the property** - Approaching Kirkby Lonsdale from the west along the A65, take the first turning signposted into the town and continue past the two schools (on either side of the road). At the T-junction, bear to the left, down Mitchelgate. At the bottom of the hill, turn left into Queens Square. Continue round the left hand bend and up Fairbank along the B6284 towards Mansergh, Old Town and Old Hutton. Upon leaving Kirkby Lonsdale and entering Kearstwick, the property is set back off the road on the left hand side, immediately after a white house, Kearstwick Hill.

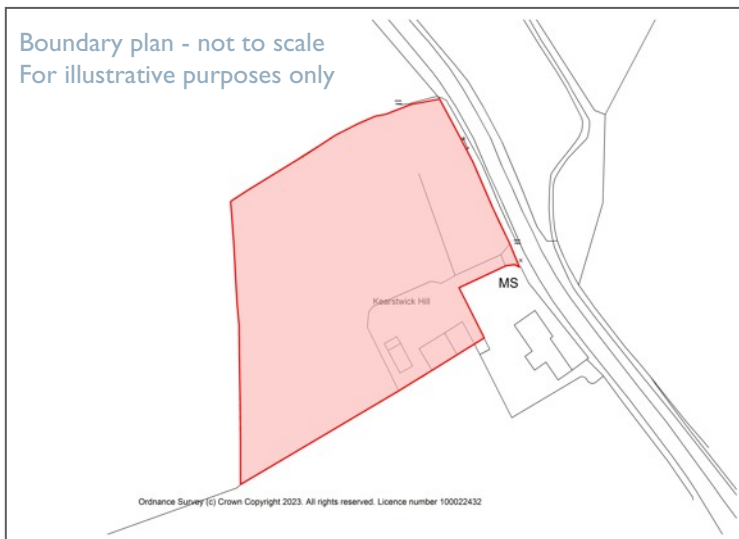
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# Services and specification

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- PV solar panels and Powerguard PS system
- Private drainage to a treatment plant shared with the neighbouring property Kearstwick Hill and located within the neighbours' boundaries
- Private water supply from a borehole with filters
- LPG for hot water and heating with underground tank
- B4RN Broadband connected - if you're not familiar with this excellent local service offering hyperfast broadband and unlimited bandwidth please have a look at their website [b4rn.org.uk](http://b4rn.org.uk). This is fabulous if you are looking to work from home (and has made such a difference when trying to strike the live/work balance) or just stay connected with the outside world.
- Double glazed windows, the majority Argon filled, set in hardwood frames
- Oak floor in the sitting room and bedroom
- External power sockets





## The finer details

### Council tax

Kearswick Grove 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 W: [www.southlakeland.gov.uk](http://www.southlakeland.gov.uk)

### Planning Authority

Yorkshire Dales National Park Authority, Yoredale, Bainbridge, Leyburn, North Yorkshire, DL8 3EL.

T: 0300 456 0030 W: [www.yorkshiredales.org.uk](http://www.yorkshiredales.org.uk)

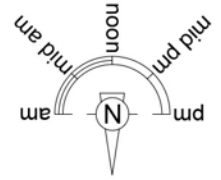
### Please note

- All blinds, light fittings and white goods are included in the sale

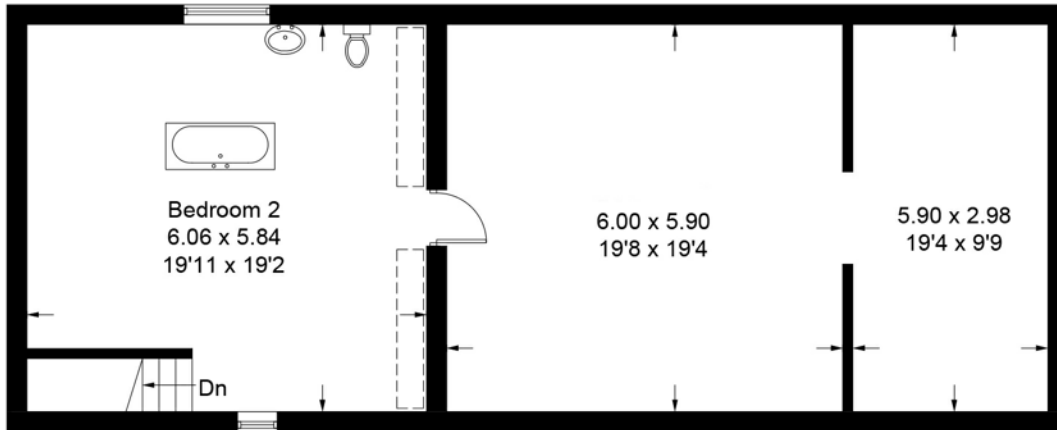
### Money Laundering

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.

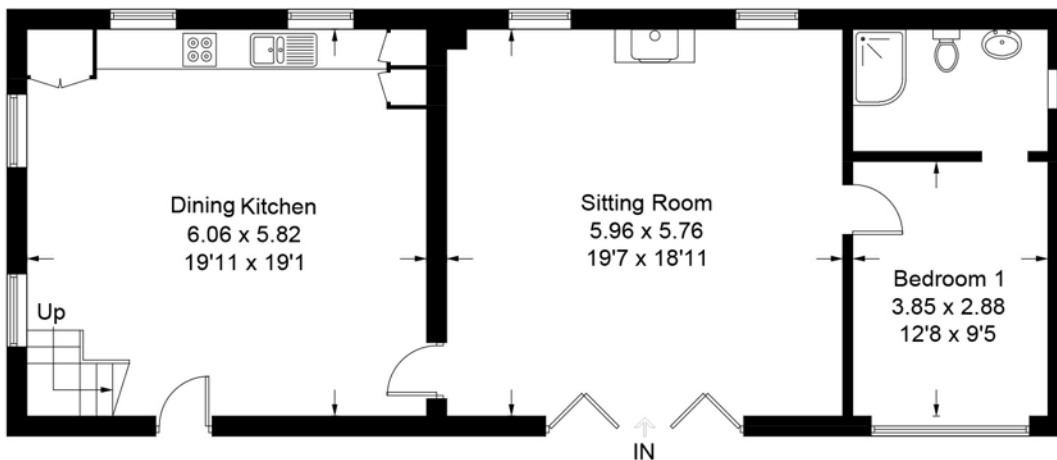
# Kearstwick Grove, Kearstwick, LA6 2EB



Approximate Gross Internal Area  
 181.7 sq m / 1956 sq ft



## First Floor



## Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID944459)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		96
(81-91)	B		
(69-80)	C	75	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			

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