

COURTFIELD

£1,100,000

High Biggins, LA6 2NP

Situated in a leafy and exclusive residential setting, an exciting opportunity to complete the project to create a fabulous detached family home.

Planning consent has been granted to raise the roof of this previously single storey property to create first floor accommodation in addition to single and double storey extensions. The plans show for a large open plan dining kitchen/garden room, sitting room, study, utility and ground floor guest bedroom and bathroom and to the first floor, principal en suite bedroom with dressing room, three further doubles, en suite bathroom and house bathroom. Detached double garage, ample private parking and space for landscaping at the rear.

A rewarding project in a private, sought-after and highly accessible hamlet within walking distance of Kirkby Lonsdale.



Private drive off Pit Lane with access to Courtfield



Welcome to **COURTFIELD**

£1,100,000

High Biggins, LA6 2NP

In this prime location, a rare and exciting opportunity to create a spacious detached two storey family home from a former bungalow.

Planning - the approved plans and elevation designs are shown within the brochure, but for more information please visit the planning department pages on South Lakeland District Council's website using reference: SL/2022/0809. The consent is dated 14 November 2022 for 'Variation of condition 2 (Approved plans) attached to planning permission SL/2021/0980 (Alterations, raising of roof to provide first floor accommodation, single storey front extension, two storey rear extension (Resubmission of SL/2018/0260).

Plans show for...

Ground floor - a reception hall, large open plan dining kitchen/garden room, sitting room, study, utility room, plant room and ground floor guest bedroom and bathroom. **First floor** - landing with linen cupboard, principal bedroom with en suite bathroom and dressing room, three further doubles, one with en suite bathroom and a house bathroom.

Outside space - set in a plot of c. 0.39 acres (1.58 hectares) there is ample private parking provision, a detached double garage and space to the rear for landscaping.

Please note: the vendors are continuing with part of the build, therefore the guide price is subject to change.

Services - mains electricity, drainage and private water supply from a borehole shared with a number of properties in High Biggins. B4RN Hyperfast Broadband is available to the site, offering outstanding business and domestic broadband capability.

On your doorstep - High Biggins is surrounded by quiet lanes for walking, running or cycling, and Kirkby Lonsdale is on the very edge of the Yorkshire Dales National Park and within easy reach of the Lake District National Park and Forest of Bowland AONB. Kirkby Lonsdale is a great market town full of independent shops and excellent places to eat. It's just a 10-15 minute walk to town, with a wide range of facilities - Queen Elizabeth Secondary School, primary school, bank, post office, doctors' and dentists' surgeries, churches, a Booths supermarket, Boots Chemist and an opticians and there is a children's nursery in High Biggins itself. The historic market town of **Kendal** (13.6 miles) and the Georgian city of **Lancaster** (17.6 miles via the A683) provide a comprehensive range of commercial and recreational facilities. Lancaster is also home to Lancaster University, Lancaster & Morecambe College and Royal Lancaster Infirmary.

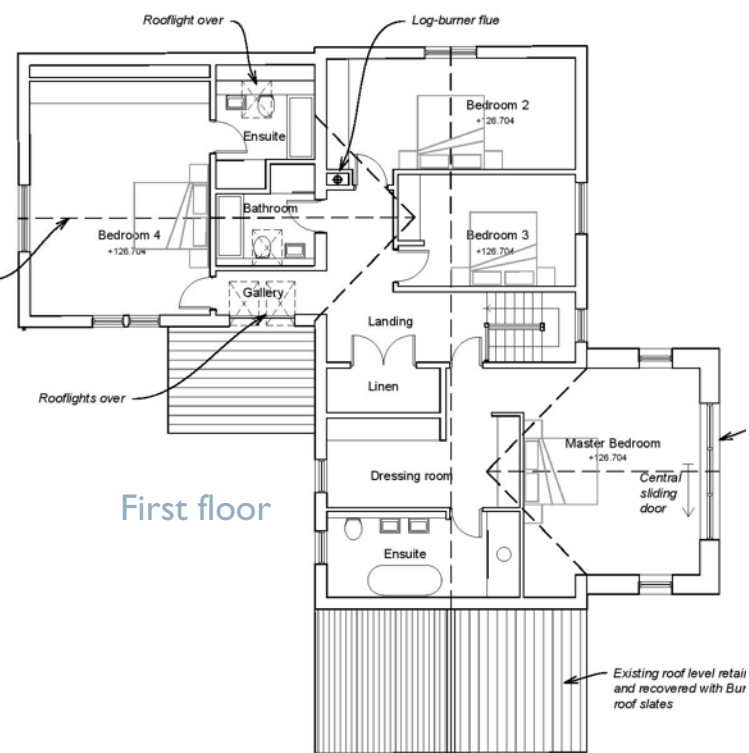
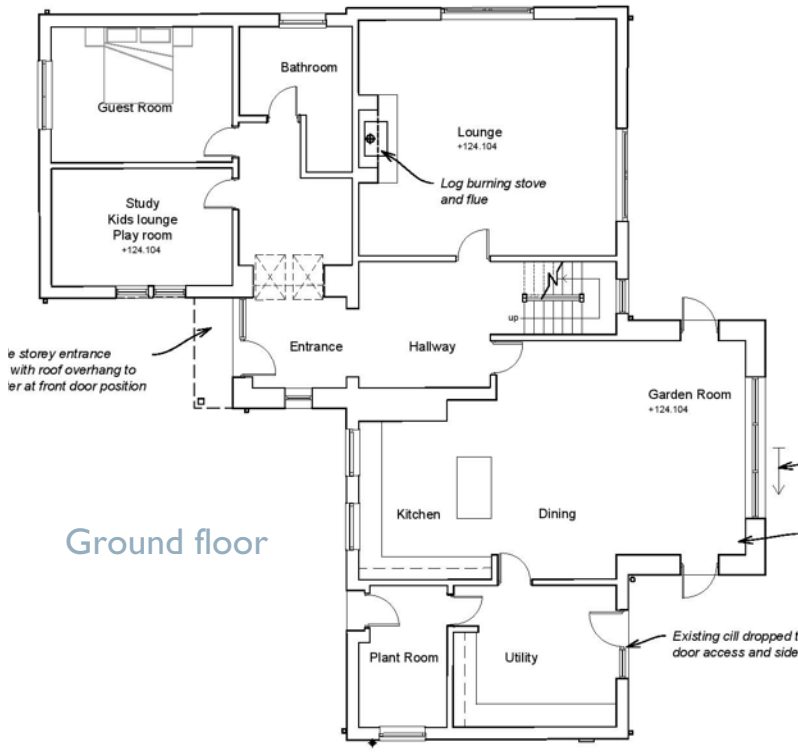
Accessibility to the motorway network is excellent at J34, J35 or J36 depending on your direction of travel as well as onto the A65 for travelling east. There are stations on the West Coast main line at Lancaster and Oxenholme (10.6) with direct trains to London Euston, Glasgow and Edinburgh and a choice of airports: Leeds Bradford (51.6 miles), Manchester (77.9 miles) and Liverpool (83.5 miles).

Viewings are strictly by appointment with the selling agents. All parties must be vigilant when inspecting the site.

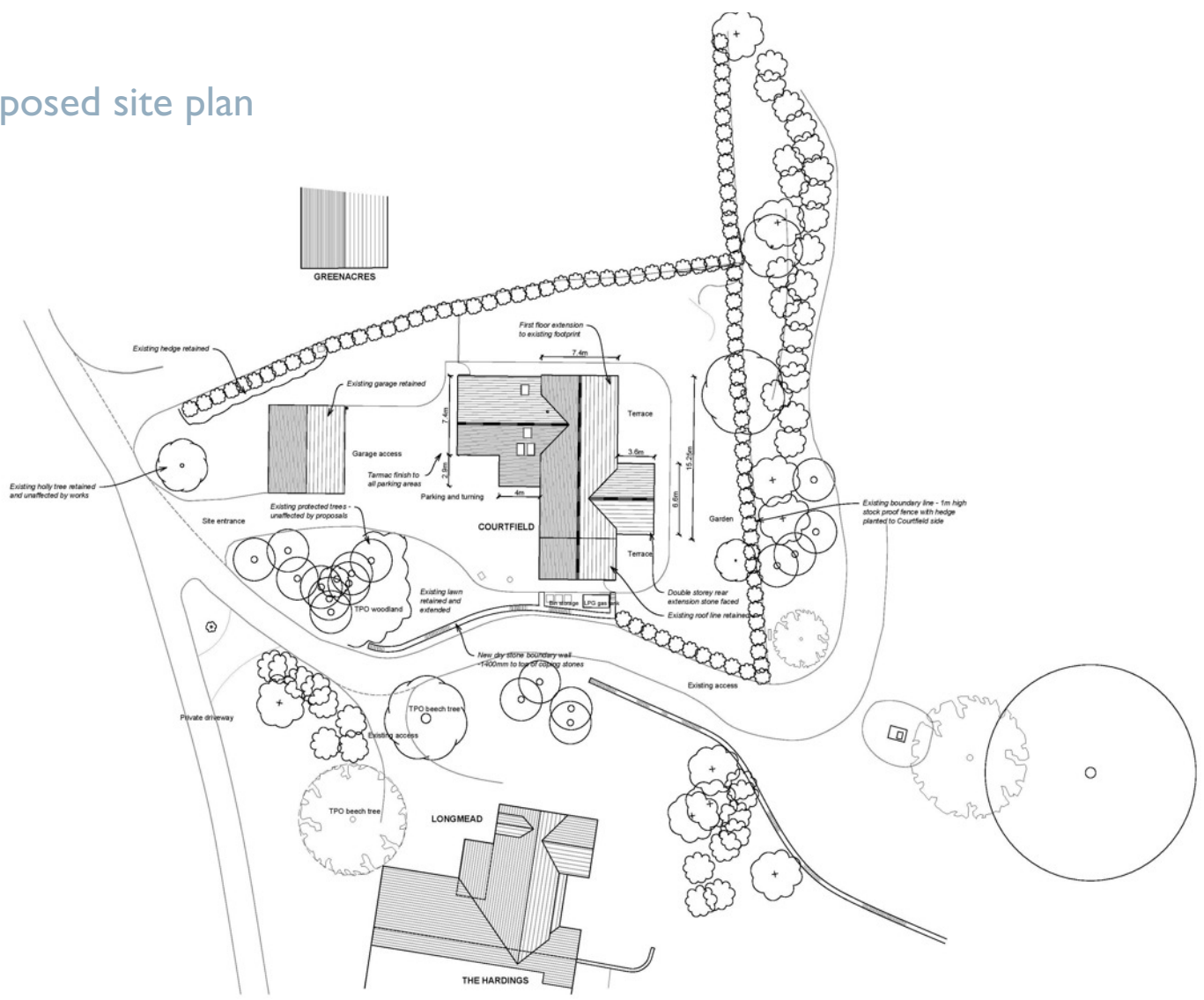
To find the property - from the M6, exit at J36 and head towards Kirkby Lonsdale on the A65. After the Texaco garage, take the first turning right signposted Hutton Roof. Travel through Low Biggins and continue out into the countryside. At the bus shelter, turn right onto Biggins Lane and continue into 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 and Courtfield is the second property on the left.

///what3words reference: presue.attaching.rebounds

Proposed floor plans



Proposed site plan





Proposed elevations

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.