

NORTH HEADS

£1,750,000

Casterton, The Yorkshire Dales, LA6 2SF

Victorian charm - in a desirable and private residential setting commanding the most splendid panoramic views, an impressive, detached property with stunning gardens.

Extended and refurbished since the current owners' purchase in 2013, the well-proportioned and light-filled accommodation is set over three floors with a sitting room, dining room, sociable living kitchen, utility/laundry room, a boot room and cloakroom, and to the lower ground floor, a hobby room, TV/play room and wine cellar. Principal bedroom with en suite bathroom and dressing room, two en suite double bedrooms, two further doubles and a house bathroom. Driveway parking for several cars and planning consent for a detached double garage. Beautiful landscaped gardens with manicured lawns, mature planting, various seating terraces, water feature and wildlife pond, limestone outcrops, shady dell, productive vegetable garden with greenhouse, garden shed and wood store. A stone outbuilding with bi-folding doors houses a heated gym with views of the courtyard garden .

In a sought-after village setting within the Yorkshire Dales National Park, close to the Lune Valley market town of Kirkby Lonsdale and highly accessible for road and rail links.





Welcome to **NORTH HEADS**

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It's a rather special place to live - generally regarded as one of the most desirable residential addresses in the Lune Valley, North Heads Lane in Casterton brings a range of houses of differing architectural styles and periods each occupying spacious, private gardens.

Casterton itself has a petrol filling station and garage with a small shop for basic provisions along with The Pheasant, a popular country pub, children's nursery (The Mulberry Bush), school (Sedbergh Preparatory), the Church of Holy Trinity and village hall.

Nearby **Barbon** has a village hall, The Barbon Inn, and St Bartholomew's Church.

The beauty of this location is the accessibility for **Kirkby Lonsdale** (1.8 miles) which offers an abundance of independent shops, popular restaurants and pubs, a bank and a post office, churches, doctor's and dentists' surgeries, an opticians, Boots Chemist and a well-regarded Booths supermarket.

The Lakeland market town of **Kendal** (15.2 miles) and the Georgian city of **Lancaster** (16.9 miles via the A683) provide a more comprehensive range of educational, commercial and recreational facilities.

Putting education first - on your doorstep is Sedbergh Preparatory. There are primary schools in Kirkby Lonsdale, Leck and Sedbergh with secondary schools in Kirkby Lonsdale (Queen Elizabeth), Milnthorpe (Dallam) and Lancaster. There are also girls' and boys' grammar schools in Lancaster and independent schools at Sedbergh, Giggleswick and Windermere.

It's perfect if you love any aspect of outdoor life - surrounded by the glorious and stunningly scenic countryside of the Yorkshire Dales National Park with The Lake District, the Lune Valley and Forest of Bowland National Landscape (formerly known as an AONB) close by.

Connectivity

Hop in the car - access to the M6 is either at J36 (7.4 miles) or 35 (9.2 miles) depending on the direction of travel. For travelling east/west, the A65 is 1.4 miles distant.

Travel by train - the nearest station on the west coast main line is at Oxenholme (12.2 miles) or Lancaster (17.2 miles) with direct trains to London Euston, Glasgow and Edinburgh. Historic Camforth Train Station (12.7 miles) is on the Northern Line with services to Lancaster, Barrow-in-Furness, Leeds and Manchester airport.

For jetting off - Leeds Bradford Airport is 50.8 miles distant, Manchester Airport 81 miles and Liverpool Airport 87.6 miles.

To find the property - from the A65 at Kirkby Lonsdale, take the A683 towards Sedbergh, proceed into Casterton and turn right immediately before the church. Bear first right onto North Heads Lane and North Heads is the sixth property on the left.

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A blend of contemporary and Victorian splendour

North Heads commands a private, elevated position in this sought-after village and enjoys breathtaking panoramic views across the gardens, Casterton golf course, the Lune Valley to the front and the Casterton Fells to the rear.

Extended and refurbished since the current owners' purchase in 2013 and with a gross internal measurement of c. 3593 sq ft (333.8 sq m), the house offers not just space but well-proportioned rooms, high ceilings with tall windows allowing natural light to flood in and perfectly framing the magnificent views.

Victorian character (panelled doors, deep skirtings, picture rails, ceiling roses, pine staircase etc.) meets contemporary style with elegant and beautifully presented interiors, exquisite colour palette, high quality finishes to create an exceptional, instantly welcoming family home, all set within stunning gardens.

Let us walk you round...

An attractive terracotta path in a herringbone design leads to an open fronted porch and into the **entrance hall**. Double opening doors open into the **dining room** with sandstone fireplace.

Opposite, double doors open into a luxurious, sociable **living kitchen** - to one end with double doors and top light leads out to a rear terrace, is the living space. To the other, with a large bay window and enjoying the glorious landscape, the kitchen is comprehensively fitted with a range of units, island unit and breakfast bar with grey quartz Silestone worktops and integral appliances comprising a five plate induction hob, refrigerator, twin electric ovens, coffee machine, microwave and dishwasher. Backing up the kitchen is a **utility/laundry room** with stainless steel sink unit, drainer and work table as well as space for an American style fridge/freezer, washing and tumble drier.

Study/office - ideal if you work from home with built-in cupboard and shelving.

The **sitting room**, an extremely light and serene space, has a herringbone oak lime washed floor and a contemporary gas fire with slate surround, as well as two tall sash windows and two sets of French windows leading out to the garden.

To the rear of the hall there is a practical **boot room** with stable door and a two piece **cloakroom** with console and marble wash basin.

Stone steps lead to the lower ground floor - c. 478 sq ft (44.4 sq m) with **TV/play room**, **hobby room** having built-in cupboard with sliding doors housing the hot water cylinder and boiler. There is also a **wine cellar** with stone slabs, drinks cooler and fitted cupboards and drawers.

A full return staircase has an arched window with stained panels and a glimpse of the Casterton Fells, leads to the main landing off which are three double bedrooms and off an inner hall, a small double and the principal bedroom suite. Two of the bedrooms, the principal suite and the bathroom enjoy the wonderful outlook across the gardens towards Kirkby Lonsdale and beyond and two have views towards the Casterton Fells.

The generous, dual aspect **principal bedroom suite**, part open to the apex, has fitted wardrobes, a **dressing room** and a five piece **en suite bathroom** with roll top bath and walk in shower and twin marble wash basins.

Bedrooms 2 and 3 both have stylish **en suite shower rooms** with feature wash basins and **bedroom 4** has built-in bookshelves and central wardrobe.

The attractive five piece **house bathroom** has an elliptical shaped bath and separate shower cubicle.

Outside space

Set in a plot, c. 0.5 acres (0.2 hectares), the private gardens are a true delight and are divided into several outdoor 'rooms' with stunning far reaching views.

Timber gates lead through to a **gravel parking** and **turning area**. There is current planning consent for a large double garage.

To the southwest is a manicured lawn, beech hedge, a seating terrace with hexagon terracotta tiling and established planting. To the south, is a **dell** with a mature beech tree and planted with shrubs and spring bulbs including cyclamen, bluebells, snowdrops and crocus. This a lovely shaded area with a path leading to a pedestrian gate with access onto North Heads Lane.

The lawn extends to the southeast; there's also a **wildlife pond**, planted rocky outcrops and a **Mediterranean style terrace** from which to enjoy the stunning view with stove/fire, marble table and wooden seating. Grassed steps with slate edging lead up to an elevated east facing terrace with decorative tiles and wrought iron arbour.

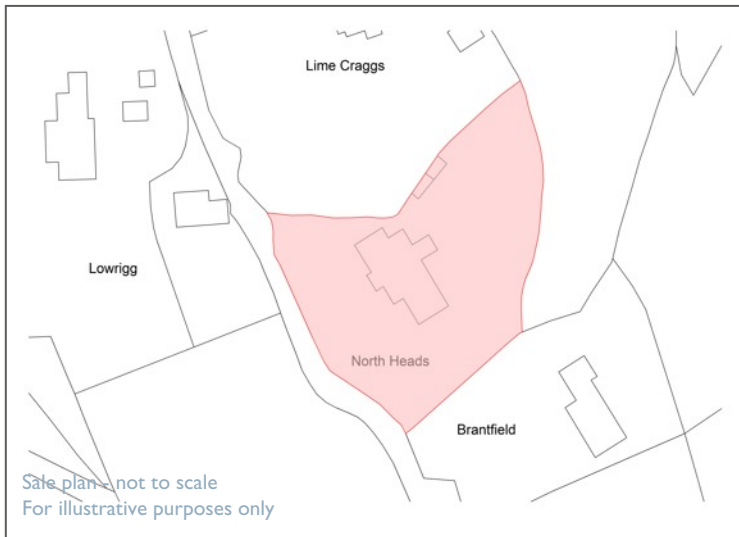
To the north east, there is a rocky limestone outcrop with **water feature**, terraces, gravel paths and inset planting. A fully refurbished and high specification **stone outbuilding** with bi-folding glazed doors is currently used as a gym; attached is a stone and slate garden store and open fronted wood store. Wrought iron gates lead into a productive **vegetable garden** with raised beds, apple, plum, cherry and pear trees, figs and blackcurrants and a **greenhouse** with the limestone crags providing a striking backdrop.



Services and specifications

- Mains electricity, gas and water
- Currently private drainage but the vendors have instructed a local contractor to connect to the mains
- Gas central heating boiler with cast iron traditional style radiators
- Underfloor heating to sitting room, boot room and principal bedroom en suite
- Open fire in the snug and feature gas fire in the sitting room
- B4RN Broadband is 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.
- A combination of single and double glazing. New sash windows have recently been installed to the front elevation in 2024
- Kitchen designed and fitted by Atlantis of Kendal with a combination of Bosch and Neff appliances
- Kitchen is fitted with Sonos
- Rako lighting system in the kitchen
- Marble black and white floor tiles in the entrance hall, utility room and boot room
- Solid oak floor in the dining kitchen with engineered timber floors in sitting room, snug and study
- Marble wall tiles in the principal en suite and slate floor and wall tiles in the en suites for bedrooms 2 and 3
- External water taps





The finer details

Council Tax

North Heads is currently banded G for Council Tax purposes. Potential purchasers are advised to verify this information for themselves.

Local Authority

Westmorland and Furness Council

W: www.westmorlandandfurness.gov.uk

Planning Authority

The Yorkshire Dales National Park Authority

W: www.yorkshiredales.org.uk

Please note

- Fitted carpets and integral white goods are included in the sale. The power amp and ceiling speakers for the Sonos system are also included.
- Curtains, poles, blinds, light fittings, free standing white goods and garden furniture are all available by separate negotiation
- The vendors own a seventh share of the **field to the front** of the property. This is held in trust and owned along with other neighbours; there is no income and there have not been any costs. The land is let on a peppercorn rent to the neighbouring farmer, and the sole purpose of ownership is to ensure the land remains agricultural and is not developed.
- North Heads is owned by a staff member of Davis and Bowring

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.

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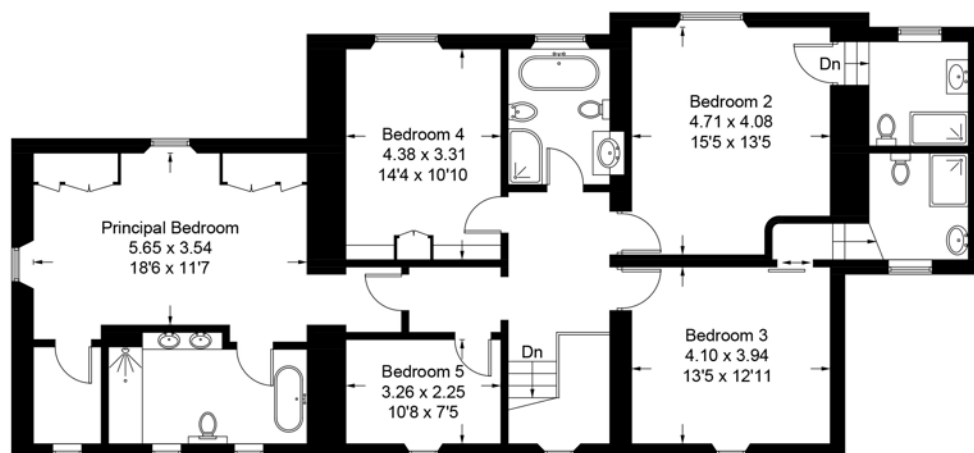
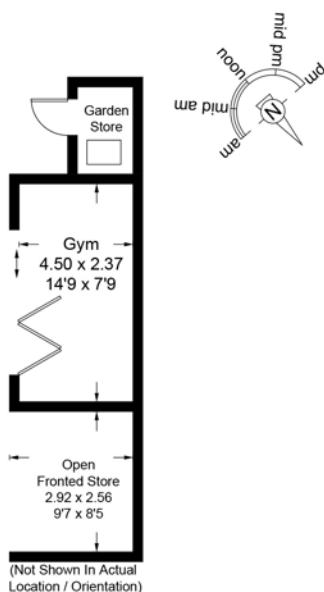
estate agents

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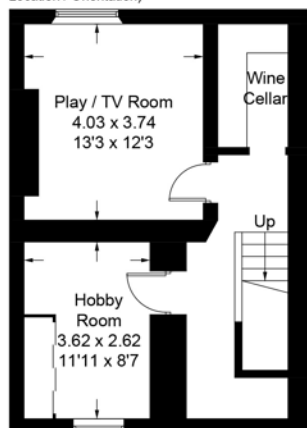
Approximate Gross Internal Area = 333.8 sq m / 3593 sq ft

Outbuilding = 12.9 sq m / 139 sq ft

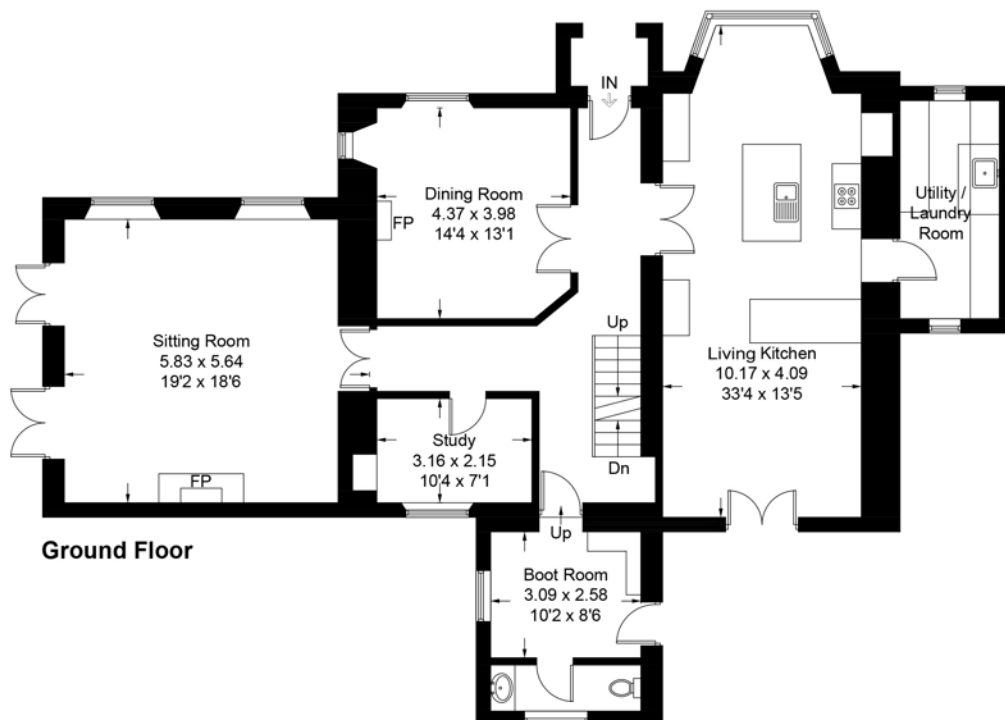
Total = 346.7 sq m / 3732 sq ft



First Floor



Lower Ground Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate,
not to scale. floorplansUsketch.com © (ID1112891)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		69	79
EU Directive 2002/91/EC			
www.epc4u.com			

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