

HALSTEADS

£575,000

Low Biggins, LA6 2DH

Enjoying splendid far reaching views towards the Barbon and Leck Fells, a detached bungalow set in a generous plot.

Spacious, versatile and energy efficient, single storey living with two reception rooms, a kitchen, utility/laundry room, cloakroom, three double bedrooms, one being en suite and a house bathroom. Ample private parking and a detached outbuilding, currently used as a workshop/garden store but could be upgraded to ancillary accommodation (subject to consent). Large gardens with flagged seating terraces and paths, a wooden deck, lawns, planted borders, mature trees and shrubs, fruit trees, pond, vegetable plot, timber shed and greenhouses. In all, 0.39 acres (0.16 hectares).

Tucked away in a hamlet setting and yet only a short walk to the ever-popular Lune Valley town of Kirkby Lonsdale.





Welcome to **HALSTEADS**

£575,000

Low Biggins, LA6 2DH

Here's our **TOP TEN** reasons to love Halsteads:

1. **Location matters** - in a small hamlet setting and yet only a short walk to the ever-popular Lune Valley town of Kirkby Lonsdale.
2. **The splendid, far reaching views** with a north/north easterly outlook across Kirkby Lonsdale towards the Barbon and Leck Fells from the principal rooms and gardens.
3. **Single storey living** - the property was extended and reconfigured by the current owners a number of years ago and offers spacious accommodation with a versatile layout and a gross internal area of c. 1393 sq ft (129.4 sq m).
4. **Come on in** through the open fronted porch and into the hall, which is open to the utility/laundry room with store cupboard. With an attractive arch window, the modern kitchen is fitted with base and wall units, marble worktops, pantry cupboard, electric oven, five ring gas hob and space for an undercounter dishwasher and refrigerator. An inner hall with built-in cupboard and a loft hatch providing access to a boarded storage space. The dining hall has a splendid parquet floor; wood fireplace with stone flag hearth and open fire, plate rack and double open glazed doors with picture windows either side, all with arched leaded and stained toplights. The parquet floor continues into the triple aspect sitting room; here there is a bay window and a woodburning stove set on a flag hearth.
5. **Sleep tight** with three double bedrooms. Enjoying the views, dual aspect bedroom 1 has a cast iron period fireplace. Bedroom 2 is also dual aspect with a lovely outlook and bedroom 3 has a fitted desk and shelving.
6. **Bath/shower rooms** - there is a four piece house bathroom, an en suite three piece shower room and a two piece cloakroom, off the laundry room.
7. **Detached workshop/garden store** with power and light. This could equally be upgraded to a home office/hobby space or ancillary accommodation (subject to consent).
8. **Generous terraced gardens** - set in a plot c. 0.39 acres (0.16 hectares), there are flagged seating terraces and paths, a wooden deck, lawns, planted borders, mature trees and shrubs, fruit trees, pond, vegetable plot, timber shed and greenhouses.
9. **Private parking** - a block paved parking area provides ample parking for a number of vehicles.
10. **Fresh air and fun**, whichever direction you take and whatever your pleasure - it's a great base for exploring the nearby National Parks and National Landscapes. For further information on the surrounding area, please see page 5.







Low Biggins is a small and attractive hamlet...

... on the outskirts of the ever popular market town of Kirkby Lonsdale within the beautifully scenic Lune Valley. It's very much an extension of the town, but the houses here tend to offer more in terms of gardens, parking and views. Perfect when you want a bit of space and privacy.

Within walking distance of the town it's handy for Kirkby Lonsdale's excellent range of local amenities; independent shops, restaurants and pubs, churches, bank, post office, doctor's and dentists' surgeries, an opticians, as well as a Booths supermarket and a Boots Chemist.

For a wider selection of things to do, buy, eat, see, study and visit, you've a choice.... the historic Lakeland market town of **Kendal** (12.7 miles to the north) and the Georgian city of **Lancaster** (15.5 miles via the B6254 to the south).

If you're a fan of fresh air and fun then the location is perfect. Situated close to the **Yorkshire Dales** and **Lake District National Parks** and **Forest of Bowland National Landscape** (formerly known as an Area of Outstanding Beauty), this corner of the north west provides a stunningly scenic adventure playground for walkers, runners, climbers, cavers, potholers, cyclists and sailors. And for the lure of the sea, **Arnside and Silverdale National Landscape** and **Morecambe Bay Estuary** are not too far away.

Putting education first - within walking distance are the primary and secondary schools in Kirkby Lonsdale where there is also a sixth form Academy School. There is also Dallam School at Milnthorpe, the Girls' and Boys' grammar schools in Lancaster and independent schools at Sedbergh (with the Preparatory School at Casterton), Windermere and Giggleswick. There's a children's nursery in neighbouring High Biggins, which is handy if you have little ones to consider.

Getting about by car is easy, within a minute you're on the A65 and from here accessibility to the motorway network is excellent at J34, J35, or J36.

A great train of thought - there are stations on the West Coast main line at Lancaster (16.1 miles) and Oxenholme (10.8 miles) with trains to London Euston, Manchester, Manchester Airport, Glasgow and Edinburgh, so if you need to commute, this is a great choice of location to balance quality of life for the whole family with work commitments. Historic Camforth station (11.4 miles) 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 (51.1 miles) Manchester (77.5 miles) and Liverpool (83 miles).

To find the property - leave the M6 motorway at J36 and head east on the A65. When you get to Kirkby Lonsdale, after passing the Texaco garage, turn first right onto Biggins Lane, signposted *Hutton Roof*. Take the first turning on the right hand onto Kittygill Lane and Halsteads is the second property on the right.

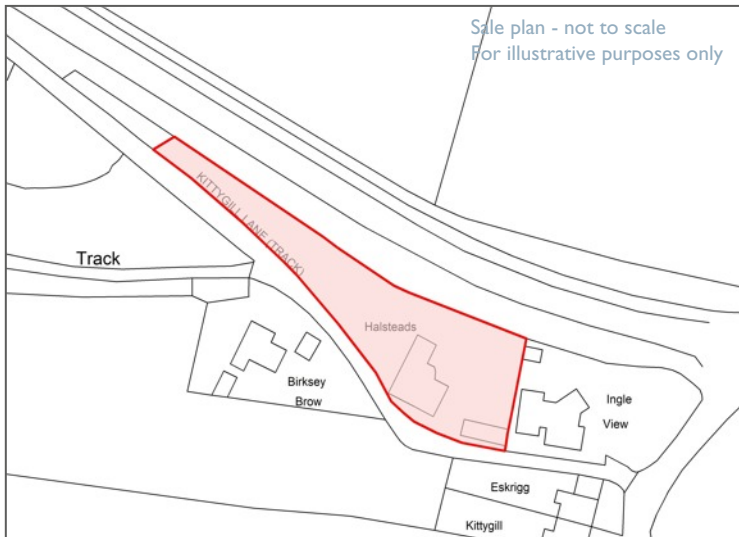
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Services and specifications

- Mains electricity, gas and drainage
- Mains metered water
- Gas central heating with wood burner in sitting room and open fire in dining room
- Solar photovoltaic panels installed in the workshop
- 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 b4m.org.uk.
- Double glazing in uPVC frames
- Zappi electric vehicle charger
- External water tap





The finer details

Council Tax

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

Local and Planning Authority

Westmorland & Furness Council

W: www.westmorlandandfurness.gov.uk

Please note

- Carpets, curtains, blinds, curtain poles and light fittings are included in the sale
- White goods are available separately
- Freehold, with vacant possession on completion
- Internal photos taken November 2024

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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Halsteads, Low Biggins, LA6 2DH

Approximate Gross Internal Area = 129.4 sq m / 1393 sq ft

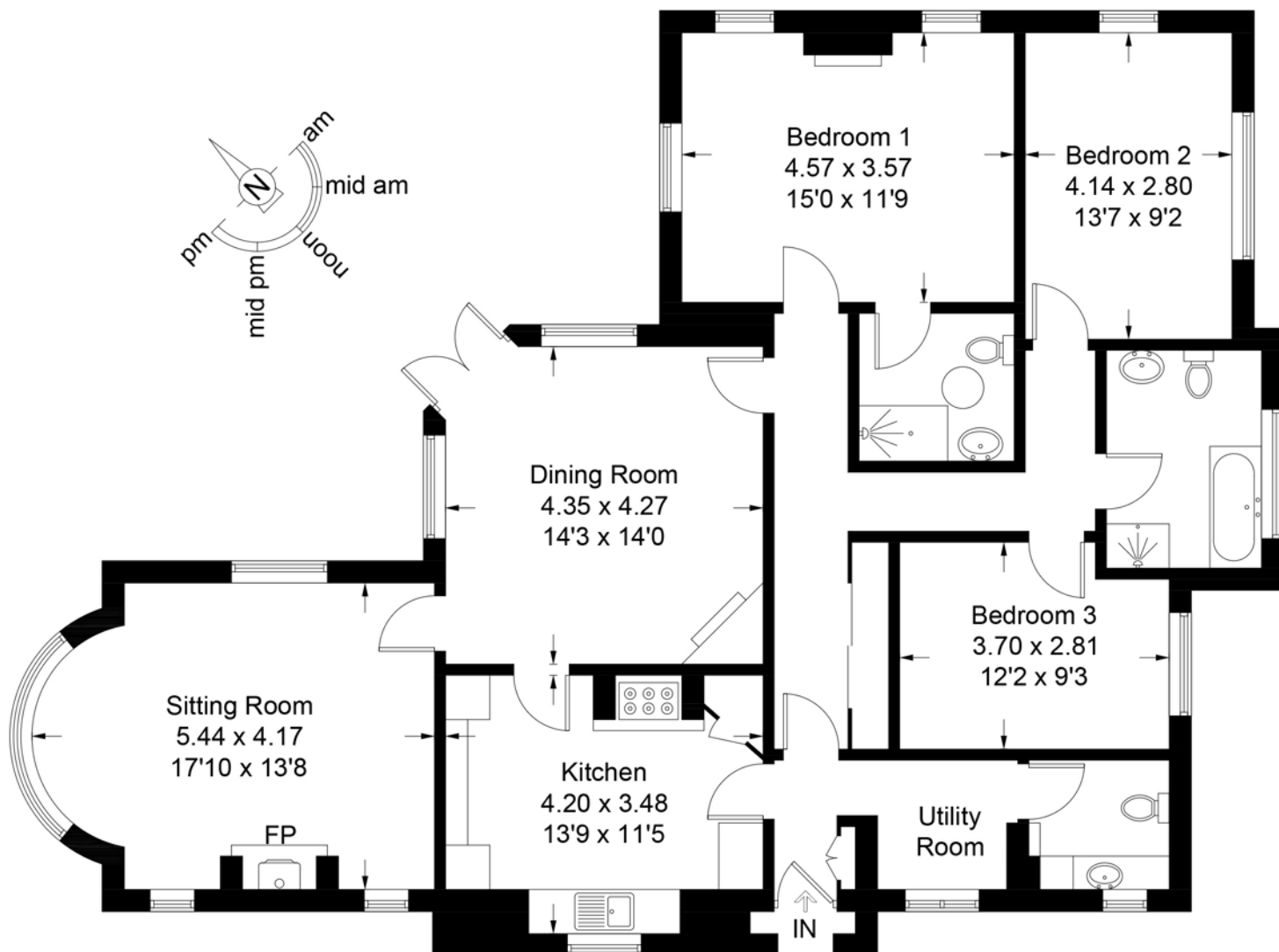
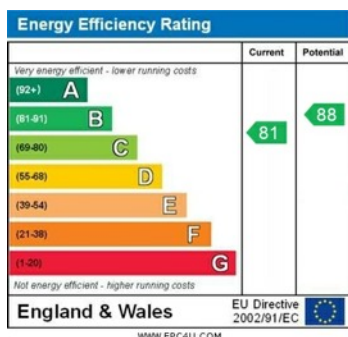


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1150291)



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