

TARG BROW

£875,000

Kirkby Lonsdale, LA6 2DF

Situated on the edge of this award-winning Lune Valley market town and enjoying splendid views towards the Barbon Fells and Ingleborough, a substantial, detached and contemporary property with excellent garaging and large gardens.

Completely refurbished and extended since the current owners' purchase in 2014, the extremely light and bright accommodation has a lovely sociable flow with entrance hall, study/office, living/dining kitchen, snug, utility/laundry room, shower room and garden room with hot tub, principal suite with bedroom, shower room and dressing room, three further doubles and two bath/shower rooms. An attached integral triple garage and workshop with loft storage, large walk-through store and excellent parking provision. Set in a generous plot, c. 0.44 acres (0.18 hectares), with landscaped gardens, a rear walled garden, two summerhouses, covered seating area and outdoor kitchen and a garden shed.

In an exceptionally convenient location within walking distance of all the town has to offer, this is a fabulous home, ready to move into, relax and enjoy.





Welcome to **TARG BROW**

£875,000

Kirkby Lonsdale, LA6 2DF

If you are reading this there's a high chance you already know and love **Kirkby Lonsdale**. Here in our office we all live in or near to this lovely market town and know it well.

It's an **absolute gem** and little wonder that there is a steady stream of buyers who have either always been drawn to the town or who have just discovered it and now want a slice of Lune Valley life; for a number of years the town has been voted in the best top 10 places to live in the North West.

The town has much on offer in terms of places to eat, meet for a coffee or glass of something stronger, independent shops, churches, a bank and Post Office as well as a branch of Boots Chemist and a Booths supermarket. There's also a range of commercial businesses represented in the town as well as an opticians, two dentists and a large doctor's surgery - everything is within walking distance for Targ Brow.

One of the English countryside's unspoiled landscapes, the **Lune Valley** boasts undulating rolling hills and scattered villages, it borders the Forest of Bowland National Landscape (formerly known as an AONB, an Area of Outstanding Natural Beauty) and the Yorkshire Dales National Park.

Together the historic market town of Kendal (13.5 miles) and the Georgian city of Lancaster (15 miles via the B6254) provide a **comprehensive range of commercial and recreational facilities**. Lancaster is also home to Lancaster University, Lancaster & Morecambe College and Royal Lancaster Infirmary.

Schools are located in Kirkby Lonsdale with St Mary's primary school and Queen Elizabeth secondary school, Dallam, is at Milnthorpe and there are Boys' and Girls' Grammar schools at Lancaster. The area is also well served by popular private schools, including Sedbergh (with the preparatory school in Casterton), Giggleswick and Windermere.

For fans of the great outdoors - the Lake District National Park as well as the Dales and Forest of Bowland are on the doorstep with the area providing a stunningly scenic natural adventure playground for all. Likewise, Amside and Silverdale National Landscape, Morecambe Bay Estuary and Grange-over-Sands are not too far away if you are drawn to the coast.

Getting about by car is easy, accessibility to the motorway network is excellent at J34, J35, or J36 as well as onto the A65 for travelling east.

Letting the train take the strain - there are stations on the West Coast main line at both Lancaster and Oxenholme (10.5 miles) with trains to London Euston, Manchester, Manchester Airport, Glasgow and Edinburgh. Historic Camforth train station is on the Northern Line with services to Lancaster, Barrow-in-Furness, and Leeds.

Jetting off - there is a choice of airports: Leeds Bradford (50.6 miles) Manchester (80.6 miles) and Liverpool (86.1 miles).

To find the property - from the A65, turn onto Robrairie/B6254 towards Whittington/Arkholme and Targ Brow is first property on the left.

What3words reference: ///rekindle.pitching.slips







Contemporary living on the edge of Kirkby Lonsdale

Situated on the outskirts of the award-winning market town of Kirkby Lonsdale and within walking distance of all the town has to offer, Targ Brow is a contemporary, detached property with a sociable flow of rooms and modern conveniences and technology.

Purchased by the current owners in 2014, Targ Brow has undergone a complete transformation with alterations and extensions to create a wonderful, spacious property and garaging with a gross internal measurement of 2354 sq ft (218.7 sq m).

It's extremely light and bright with picture windows featuring throughout, and along with glazed doors, these frame the stunning far-reaching views towards Ingleborough and the Casterton and Leck Fells to the east and the Howgills to the north; they also allow natural light to flood in.

Let us give you a guided tour...

Come on in to the **entrance hall**, being part double height with a tall window, exposed stone wall and understairs storage cupboard. Off here is a **study/office**, ideal if you work from home.

A door leads into the wonderful L-shaped **living dining kitchen** - perfect for entertaining family and friends. The living area has a contemporary inset gas fire, a large picture window to the front elevation and to the rear, glazed sliding doors leading out to the walled garden. The dining area is central to the room and has a bay window and glazed sliding doors leading out to the garden. The modern kitchen is comprehensively fitted with base and wall units, drawers, and island unit with breakfast bar, all with quartz worktops (the dining table and four occasional tables match the worktops and are included in the sale). Appliances include a combination oven, oven and grill, induction hob, dishwasher, larder fridge and Insinkerator waste disposal unit and hot tap.

Backing up the kitchen is a **utility/laundry room** with base and wall units, sink unit and an undercounter washing machine. Off here is a three piece **shower room**.

The **snug** has built-in cupboards, an airing cupboard and glazed sliding doors and completing the ground floor, a **garden room** with hot tub as well as glazed bi-folding and sliding doors out to a terrace.

From the hall, an oak and glass staircase leads to the first floor **gallery landing**. The **principal suite** has a good-sized dual aspect, **dressing room** with fitted wardrobes, a four piece **shower room** with twin vanity wash basins and a **bedroom** with glazed sliding doors, Juliette balcony and a splendid vista.

There are **three further double bedrooms** - dual aspect bedroom 2 has a large picture window overlooking the walled garden and fitted furniture, and bedroom 3 has built-in wardrobes. These two rooms share a **Jack and Jill shower room**.

Bedroom 4 has built-in and fitted wardrobes and there is also a three piece **house bathroom**.

Outdoor space

To the front is a gravel drive providing **excellent parking provision**.

To the south east of the property, is a triple garage and large walk-through store. Attached to the house with access from the snug a **large integral triple garage**, c. 40'8 x 22'3 (12.4m x 6.77m) with electric up and over door, workbench, power and light. A wooden staircase leads to the **loft space** - ideal for storage or ancillary accommodation (subject to obtaining the relevant consents).

Attached to this is a **large walk-through store** (25'4 x 10'1 [7.72m x 3.08m]) with swing door, power and light - this is a great space for many uses.

To the east of the property is a private **walled garden** with seating; this leads to the covered **outdoor kitchen and seating area** with overhead heater/light. A double glazed **summerhouse** (named Joy) has a wood burning stove, two sets of double opening doors and a three piece **shower room**.

To the rear, the **private gardens** have been landscaped with various seating areas positioned to take advantage of the splendid view, lawn (with robotic lawnmower included in the sale), low maintenance beds, rockery and large **garden store**.

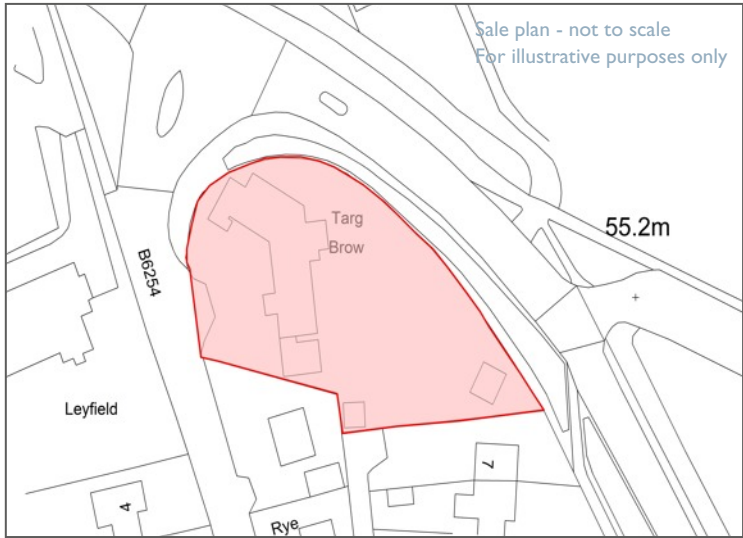
A second **summerhouse** (named Escape) with glazed sliding doors, is situated to the southeast of the house and has an LPG fire, power, light and chemical loo. There is also a log store to the rear.

In all, c. 0.44 acres (0.18 hectares).

Services and specifications

- Mains electricity, gas, and drainage
- Mains metered water
- Gas central heating
- Feature gas fire in the living/dining kitchen
- Double glazing in uPVC frames with soundproof glass to the western elevation
- Air conditioning in the principal bedroom suite
- 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
- Lightwave smart lighting system
- The SONOS audio system is in the living/dining room, snug, garden room, principal bedroom suite and the summerhouse (externally)
- Automated electric, fitted blinds
- Internal oak doors
- Security alarm
- External lighting including bollard and soffit lighting
- Cold water taps in the main garage and outside the Joy summerhouse
- External power points





The finer details

Council Tax

Targ Brow is currently banded F 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 and fitted blinds, fitted wardrobes, light fittings, white goods including freestanding washing machine and all integrated appliances comprising microwave, dishwasher, Insinkerator waste disposal unit, hot tap, hob, oven, grill and extractor, in addition to the Fridgemaster fridge freezer, the hot tub, oak drawer units, quartz dining table and chairs and four matching occasional tables, a black sofa, living room wall unit and snug sofa, garage workbench and first floor shelving, black garden furniture, robotic lawn mower and all planters and pots are included in the sale
- Available separately - Commercial WiFi mesh network WAPs and Sonos audio system.
- Freehold, with vacant possession on completion

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.

Lane House, Kendal Road
Kirkby Lonsdale
Carnforth
Lancashire LA6 2HH

015242 74445

sales@davis-bowring.co.uk

www.davis-bowring.co.uk

davis &
bowring

estate agents

Targ Brow, Kirkby Lonsdale, LA6 2DF

Approximate Gross Internal Area = 218.4 sq m / 2351 sq ft

Garages = 97.9 sq m / 1054 sq ft

Total = 316.3 sq m / 3405 sq ft

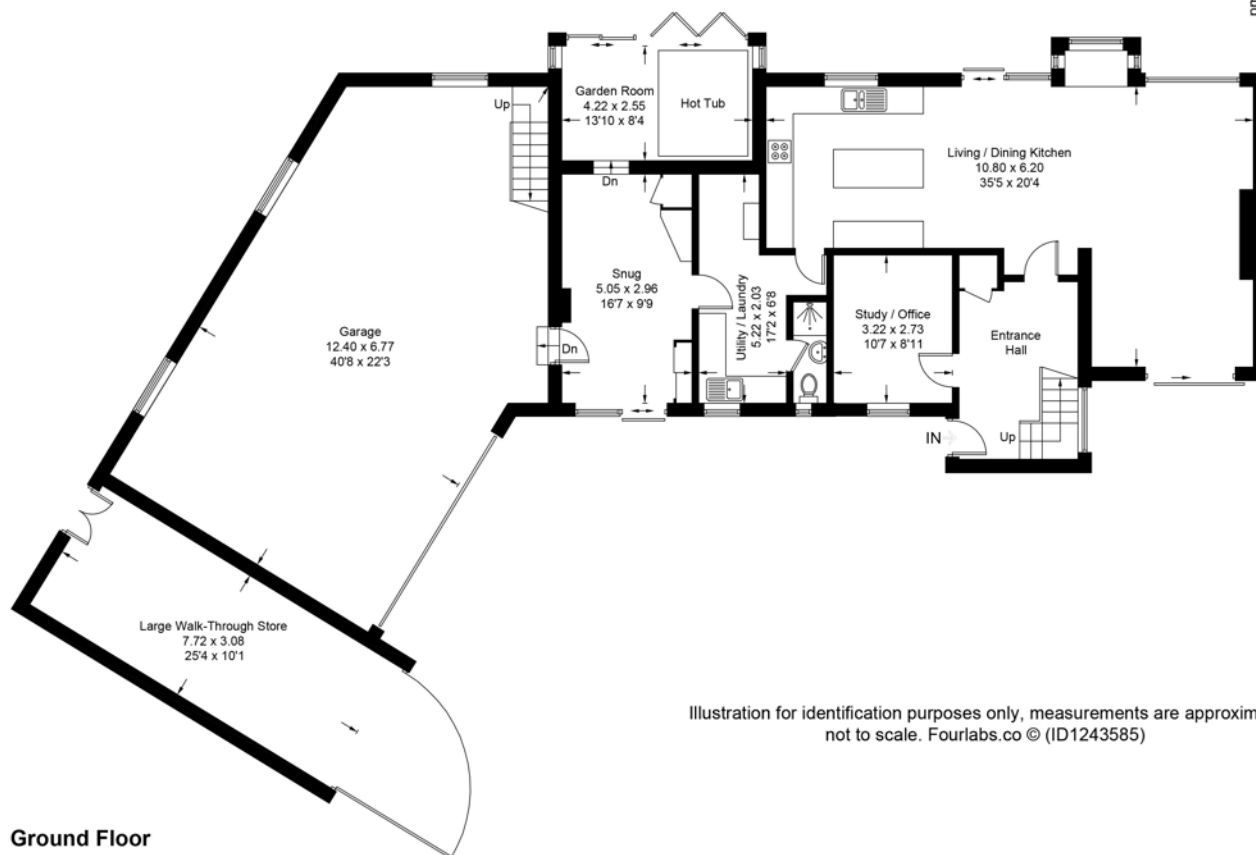
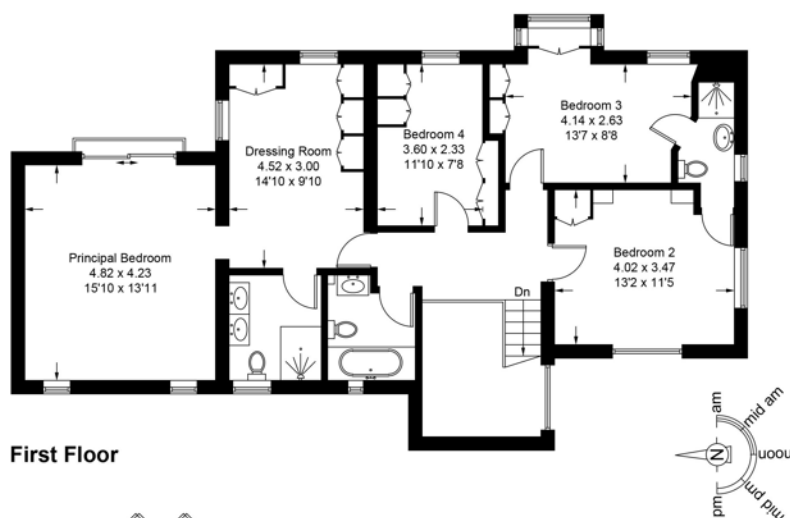


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1243585)

| Energy Efficiency Rating | | Current | Potential |
|--------------------------|---|---------|-----------|
| A | Very energy efficient - lower running costs | | |
| | (92+) | | |
| B | | | |
| | (81-91) | | |
| C | | | |
| | (69-80) | | |
| D | | | |
| | (55-68) | | |
| E | | | |
| | (39-54) | | |
| F | | | |
| | (21-38) | | |
| G | Not energy efficient - higher running costs | | |
| | (1-20) | | |
| England & Wales | | 71 | 77 |
| EU Directive 2002/91/EC | | | |
| www.epc4u.com | | | |

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.