



Nether Gayle  
Woodman Lane | Cowan Bridge | Carnforth | Lancashire | LA6 2HT

FINE & COUNTRY

NETHER GAYLE



## Welcome to Nether Gayle, Woodman Lane, Cowan Bridge, Carnforth, LA6 2HT

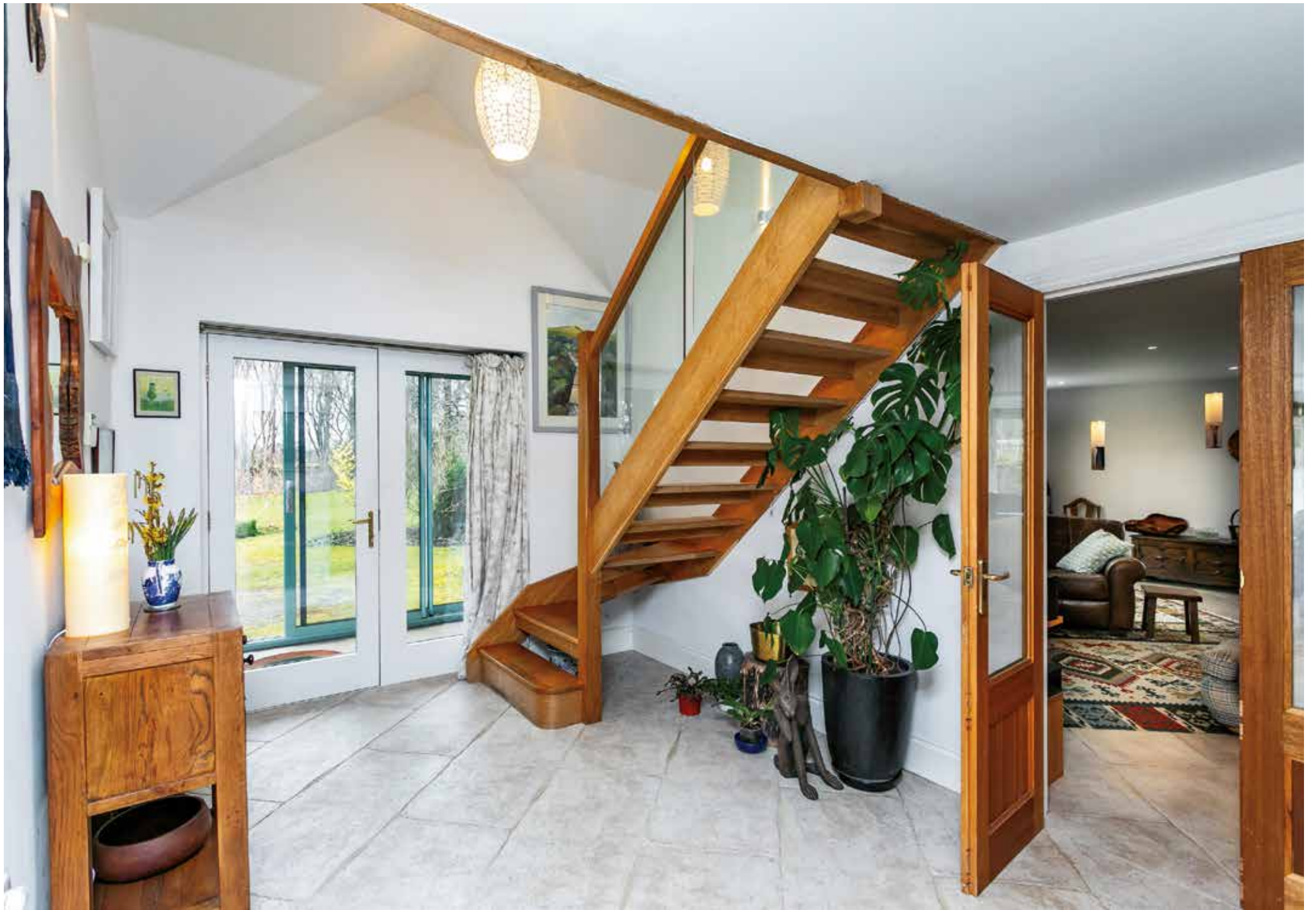
Well-lit with natural light and possessing a warm and generous personality, Nether Gayle is airy, spacious and versatile with a calm and relaxed energy that lends itself beautifully to family life and social occasions.

A glazed porch bids welcome into an impressive double height light filled entrance hall and gallery landing which together set the tone for the rest of this modern country home. Large and inviting, the living kitchen is the hub of the house and is ably complemented by a pantry, utility and boiler room, each providing essential functionality and storage. On the ground floor is the main guest bedroom with an ensuite wet room, it also introduces a degree of future proofing should single level living ever be required. Adjacent are two further double bedrooms and the house bathroom. Rising to the first floor and the open plan landing has two individual spaces, ideal for work, rest or play. An opening from the landing connects to the second reception room, an unexpected and highly distinctive sitting room. The main bedroom is on the first floor, a generous room with an ensuite bathroom. This floor also offers extensive storage provision.

The gardens are an absolute delight and measure just under an acre. Thoughtfully and extensively stocked and well-tended by knowledgeable hands, they are bordered by Leck Beck and will appeal to anyone with green fingers who appreciates natural surroundings and the joy of resident and visiting wildlife. There are two greenhouses, a detached garage and plentiful parking, a kitchen garden and orchard, beyond which is an agricultural field of 2.9 acres. Combined, Nether Gayle offers 3.86 acres with the potential to curate your own rural lifestyle.

Surrounded by nature, Nether Gayle enjoys a prime position at the edge of the small hamlet of Overtown which lies off a quiet lane between Kirkby Lonsdale and Ingleton, it's a well-connected and accessible location bringing all the benefits of rural living with none of the inaccessibility.





## Location

Should you be seeking a semi-rural lifestyle with good access to the surrounding countryside then as a location, the small hamlet of Overtown must be a contender. Whilst there are no services in the hamlet itself there is a shop, village hall and fitness gym within walking distance at one end of Woodman Lane in Cowan Bridge (0.6 miles) and there's the very popular Highwayman Inn at the opposite end of the lane (1.4 miles distant) which hosts regular walks, a book club and calendar of seasonal themed events. Together, Kirkby Lonsdale (2 miles) and Ingleton (c. 5 miles) provide a great selection of shops and local services popular with both residents and visitors alike. In terms of access to the wider countryside Overtown is a prime location for exploring not just the undulating beauty of the Lune Valley but the National Parks of the Lake District and the Yorkshire Dales as well as the AONBs of the Forest of Bowland and coastal Silverdale and Arncliffe to enjoy. So, whether you like to ramble, stride out, run, cycle or hack (there's an equestrian centre offering livery at Burrow) this is a great location.

Lancaster is the nearest city and has much to offer all generations with an established cultural and music scene, a vast array of bars and restaurants serving up cuisines from around the world, an excellent range of high street and independent shops, a comprehensive offering of professional services, two universities (Lancaster and Cumbria) and good healthcare with both private and NHS hospitals. Further afield, Leeds and Manchester are accessible by road and rail so whether for a daily or weekly commute or accessing a host of cultural delights, numerous cities are within reach.

To maintain social and business connections transportation links are convenient with access to the M6 at either J34 or J36 depending on the direction of travel and both Lancaster and Oxenholme (Kendal) have stations on the main West Coast line. The A65 is 0.6 miles distant at Cowan Bridge which provides the main route into the Yorkshire and the east of the county.

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*We were told that there was a good community when we moved here and we've found it to be exactly so. Our neighbours are all friendly and helpful whilst being respectful of each other's privacy.*

*We feel very remote when we're here, but the reality is far from it. We have very easy access onto the main road and into local towns but rarely hear any traffic noise, just the noise of the beck which is great at lulling us to sleep.*





### Step inside

When the present owners purchased Nether Gayle in 2010, they set about a program of enhancement; removing an extension, remodeling and upgrading the remaining property and complementing it with a new extension, all of which took place over 2011/12. What is particularly striking is how wonderfully light it is. Many rooms are double if not triple aspect allowing light to flood in throughout the day, the views are also extra special, different aspects of the garden are captured and from the living kitchen and sitting room there is a far-reaching view towards Leck Fell.

Your tour starts at the attractive glazed entrance porch which has a pine clad ceiling rising high to the apex, a glazed door opens to the impressive double height light filled entrance hall where an open riser oak stairs leads to the gallery landing above, the glass balustrade enables an unrestricted line of vision and a great sense of openness. Natural light is a key element of the design here as it flows down through skylights which feature to great effect in the hall and landing, the sitting room and the principal bedroom.

The main living kitchen is an inviting and sociable room; perfect for family life and for hosting friends. There is space to cook (the separate pantry will no doubt bring a smile to the face of the keen cook), dine and a choice of seating areas, one in the bay window another around the stove. There are doors out to the garden on opposite elevations which encourage spilling outside during warmer weather. There are utility and boiler rooms off the hall, providing practical purpose and great storage. The utility room has a stable door to the garden and plenty of room for coat and boot storage, as the rear entrance it's ideal if coming in after a wet or muddy walk. There are three double bedrooms on the ground floor, one of which has an attractively fitted wet room and is well suited as a guest room or if you liked the option of single level living. The remaining two bedrooms share use of the house bathroom which is also off the passage, as is the study.

The first-floor landing is expansive and flexible, two connected open plan areas provide plenty of options for home working and dedicated area for hobbies. An opening the width of double doors links the landing to the second sitting room. Doors were originally planned but the openness proved too enticing and the throughfare was left without. At the far end of the sitting room is a full wall of glazing which frames the view, the glass enclosed balcony beyond it enables an unrestricted view over the garden, orchard and field to the neighbouring countryside with Leck Fell beyond. Walking in, the window and view draws one forward, it's totally captivating, but pause to take it all in; the contemporary Morso stove and the golden tones of the oak floor, it's a calm and relaxing room, perfectly suited to a quiet hour with a favourite book, the French doors open providing a soundtrack of birdsong and the passing beck or a cosy afternoon on a rainy day watching a film by the fire.

The main bedroom is on the first floor; an airy and well-lit room with four skylights and a window in the gable framing a lovely green and leafy view over the garden to the trees along the banks of Leck Beck.

There's great storage to be found on the first floor, a walk-in airing cupboard houses the hot water tank, there's a second walk in shelved cupboard and various access points to the under eaves areas. Internal doors are a contemporary light oak and all windows are double glazed with hardwood frames. To enable light to bounce round internally, the doors into the living kitchen and utility room are part glazed.

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“ We spend most of our time in the living kitchen. When we were designing the house we didn't realise how well used it would be and how perfect it would be when we are entertaining, in fact this is the best house we've ever had for entertaining. When friends join us for supper, it's a lovely room to stay and linger after we've eaten; we have to positively encourage everyone upstairs for drinks and soft seats. The upstairs sitting room is lovely in the evenings and for daytime during winter weekends.

*When the house is full of visiting family, it's great to be able to spread out and be independently occupied but we've two rooms large enough for us to gather as well.*

*The grandchildren absolutely love it here; the garden, the field and the beck are an adventure playground for them. For many years we had football nets in the orchard for them.*























### Step outside

The back of the house faces southeast and the front northwest. First thing in the morning the sun comes in through the kitchen's bay window where a pair of easy chairs are positioned to enjoy the view. The sitting room balcony above is "lovely for a mid-morning coffee". By late morning and lunchtime the sun has moved round onto the rear terrace and as French doors connect to the kitchen it's the perfect place for outside dining. Come the afternoon the sun is on the front of the house which makes the terrace there, bordered by a hedge of white roses, the ideal spot for an afternoon's relaxation or a glass of something chilled as the sun sets and you enjoy the last of the day's rays.

It's clear that the owners are keen gardeners, they have created much of what is here today and it is testament to their knowledge and careful tending that the garden is a year-round delight. Clematis and honeysuckle ramble over the stone walls and wisteria, rose, hydrangea and Virginia Creeper adorn Nether Gayle's elevations. Abundant bulbs have been planted and arrive in succession; snowdrops, crocuses, daffodils, tulips, muscari and alliums with native bluebells lining the beck's banks. Harvest time here is bountiful with plum, cherry, pear and apple (eating, cooking and crab) trees in the orchard and soft fruit bushes of blackberries, red and blackcurrants and gooseberries. To further enable your green fingered endeavours are a pair of greenhouses; a Hartley Botanic aluminium greenhouse is attached to the house and is approached through a glass door at the far end of the ground floor passage. Inside the stone flagged floor has inset beds. The second greenhouse is free standing, within the garden.



Life here on the edge of the hamlet will appeal to anyone who appreciates being surrounded by nature and wildlife, the owners tell us "There is abundant birdlife in the garden and we've had both roe and muntjac deer passing through as well occasional foxes and pheasants. There are regularly dippers on the beck and we've spotted kingfishers too as well as herons as they stand on the bank, fishing."

Adding to the amenity value of Nether Gayle is an agricultural field of c. 2.9 acres. If you have ever thought about keeping a few rare breeds or chickens this would be the perfect opportunity. It also makes a wonderful place to exercise dogs and allow children to play.

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“ We appreciate the different outlooks from the house and the lightness of the setting; we get sunshine into the house and garden, even in winter. Our garden surrounds us and make it very private, we're far enough away from our neighbours to never worry about noise levels... ours or theirs.

*Our favourite time of year is probably late spring and early summer, the garden is particularly full of colour although we've planted it so that there is always something in flower, whatever the season.*



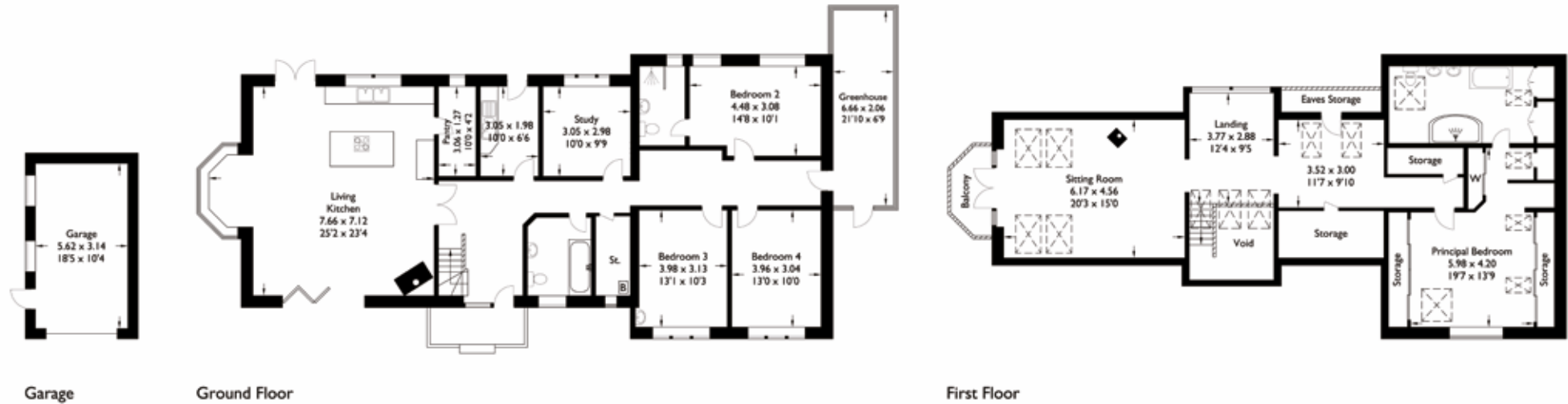
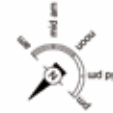
## Nether Gayle

Approximate Gross Internal Area : 263.49 sq m / 2836.18 sq ft

Garage : 17.64 sq m / 189.87 sq ft

Greenhouse : 13.71 sq m / 147.57 sq ft

Total : 294.84 sq m / 3173.63 sq ft



For illustrative purposes only. Not to scale.  
Whilst every attempt was made to ensure the accuracy of the floor plan,  
all measurements are approximate and no  
responsibility is taken for any error.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84   B	84   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		

# FURTHER INFORMATION

## *On the road*

Cowan Bridge	0.6 miles
Ingleton	5.1 miles
Kirkby Lonsdale	2 miles
Settle	5.3 miles
Lancaster	15.6 miles
Kendal	16 miles
Skipton	30.3 miles
Leeds	56.4 miles
Manchester	73.5 miles

### Transport links

High Bentham station	6.8 miles
M6 J36	8.6 miles
M6 J34	13 miles
Oxenholme railway station	13.6 miles
Leeds Bradford airport	49.2 miles
Manchester airport	83.1 miles

The above journey distances are for approximate guidance only and have been sourced from the fastest route on the AA website from the property postcode.

## *Internet Speed*

### Broadband

Full fibre gigabit broadband available from B4RN (Broadband for the Rural North) [www.B4RN.org.uk](http://www.B4RN.org.uk). All B4RN customers receive gigabit (1,000Mbps) speed.

### Mobile

Indoor: EE and Vodafone are reported as providing 'limited' services for both Voice and Data. O2 is reported as providing a 'limited' Voice service but no Data service. Three does not provide any service.

Outdoor: EE, Three, O2 and Vodafone are all reported as providing 'likely' services for both Voice and Data.

Broadband and mobile information provided by Ofcom.

## *Rail Journeys*



Based on approximate direct train journey times from Oxenholme train station on the main West Coast line. Train service durations vary, please check [nationalrail.co.uk](http://nationalrail.co.uk) for further details.

Additionally, there is a branch line station at High Bentham on the Leeds to Morecambe line with services to Leeds and Lancaster and connections to Manchester Airport.

## *Included in the sale*

Fitted carpets, curtains, curtain poles, blinds, light fittings and integral kitchen appliances as follows: gas hob and Bosch double electric ovens. Available by way of further negotiation are the freestanding appliances which comprise a dishwasher, washing machine and tumble dryer, all of which are Bosch and two Liebherr fridge freezers.

Garden ornaments are specially excluded.

## *Directions*

what3words view.peanut.cured

Use Sat Nav **LA6 2HT** with reference to the directions below:

From J36 of the M6 take the A65 towards and past Kirkby Lonsdale. The next village reached is Cowan Bridge. Turn right opposite the village shop onto Woodman Lane. The single track lane leads out into the countryside, after the 90 degree turn to the right, there is a 90 degree turn to the left, on this corner, indicate and turn right. Proceed for 10m and turn 90 degrees to the left in front of two detached properties and a short terrace of period cottages. After these, follow the lane round and the gate to Nether Gayle is on the left.

Alternatively, before reaching Cowan Bridge on the A65 there is a turning on the right which has both a cul-de-sac sign and one prohibiting overnight parking. Turn here onto Gale Lane, after passing High Gale on the left, the lane bears 90 degrees to the right and shortly afterwards there is a turning on the left with a Nether Gayle name plate, turn in here between the trees and cross over the bridge and into the garden.

## *Services*

Mains electricity, gas and water. Gas fired central heating from a Vaillant boiler in the boiler room. Electric underfloor heating to the ground floor ensuite and the far end of the ground floor passage. Operated off the boiler is underfloor heating to the remaining section of the passage, the entrance hall, utility room, study, bathroom and main living kitchen. The Woodwarm multi fuel stove in the living kitchen has a 12KW back boiler which feeds into hot water provision.

Private drainage to a new system within the grounds due to be installed late spring 2025.

Three solar panels and fourteen PV panels. There are no batteries for storage.

## Places to visit

White Scar Cave, Ingleton – the longest show cave in England  
In Settle, Lancaster and Kendal there are theatres, cinemas and arts centres  
Historic houses open to the public – Leighton Hall, Levens Hall, Sizergh Castle (National Trust) and Holker Hall

## Sport and recreation

TNT Fitness Centre, Cowan Bridge  
BMX Pump Track, Ingleton  
There is a wealth of outdoor pursuits available locally whether you go it alone or join a club – walking and running, cycling, climbing, pot holing as well as clubs for football, rugby, cricket, tennis and bowls.  
Swimming at the outdoor pool in Ingleton during the warmer months and throughout the year at Settle Area Swimming Pool, the Lune Valley Swimming Pool in Hornby, and leisure centres at Kendal and Lancaster.  
Greenhall Riding Centre, Tatham – livery and school  
Rest Harrow Equestrian, Burrow – livery  
Golf clubs – Bentham, Casterton, Kirkby Lonsdale, Giggleswick, Lancaster and two in Kendal

## Places to eat

Within walking distance, The Highwayman at Burrow and the café at Ireby Green Farm.  
In Ingleton itself, try The Masons, La Tavernetta, Seasons Bakery (a fabulous artisan bakery) and Country Harvest, which also has a great farm shop and deli.  
Rind at Courtyard Dairy (a nationally renowned artisan cheese shop as well), The Game Cock and The Traddock, all in Austwick.  
The Royal Hotel, The Sun Inn and Plato's among many in Kirkby Lonsdale.  
The Plough, Lupton

## Great walks nearby

Straight from the door are a network of footpaths across fields and on quiet lanes which provide several circular routes to Burrow and Tunstall. The walk up Leck Fell is more challenging, but the panoramic views are ample reward. Any walk that involves stopping off at The Highwayman or the café at Ireby Green Farm is recommended.  
Beyond this, the inspirational Yorkshire Dales National Park offers excellent walking opportunities for all ages and abilities with undulating fells, valleys and picturesque villages to explore. If you fancy a challenge then there are Yorkshire's famous Three Peaks to conquer; Ingleborough, Whernside and Pen-y-ghent.  
Ingleton Waterfalls Trail is a well-known circular route of five miles beginning and ending in the village, the trail leads through wonderful woodland and passes seven waterfalls.  
On top of this, the Lune Valley, Lake District National Park and the Forest of Bowland AONB are easily accessible and provide countless opportunities for rambles, walks and hikes. If you fancy a spot of sea air, then there is the Arnside and Silverdale AONB and the fabulous promenades at Morecambe and Grange over Sands to enjoy.

## Schools

### Primary

Leck St Peters CoE Primary School  
Ingleton Primary School  
St Mary's CoE Primary School, Kirkby Lonsdale  
Sedbergh Preparatory School (in Casterton) and Giggleswick Prep School (both independent)

### Secondary

Queen Elizabeth School and QEstudio, Kirkby Lonsdale  
Settle College  
Lancaster Royal Grammar School and Lancaster Girls' Grammar School  
Sedbergh School and Giggleswick School (both independent)

### Further Education

Kendal College  
Lancaster & Morecambe College  
Lancaster University  
University of Cumbria (campuses in Lancaster, Ambleside and Carlisle)

*Guide price* £ 875,000

Lancaster City Council  
Council Tax band G

Tenure - Freehold

## *Please note*

A footpath runs along the side of the beck.  
Access to the property is from one of two directions, both involving private drives. From Overtown the access is owned by neighbouring properties and Nether Gayle contributes to upkeep on an 'as and when' basis. Gale Lane from Cowan Bridge is also owned by neighbouring properties. There is no obligation to contribute to the upkeep of the lane but Nether Gayle did contribute to work undertaken to the bridge over Eller Beck which forms part of this access. The bridge over Leck Beck is owned outright by Nether Gayle which has sole use.



# FINE & COUNTRY

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Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things that make a home*

THE FINE & COUNTRY  
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit [fineandcountry.com/uk/foundation](https://fineandcountry.com/uk/foundation)

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