



Badgers Sett
Cow Brow | Lupton | Carnforth | LA6 1PQ

Welcome to Badgers Sett, Cow Brow, Lupton, LA6 1PQ

Tucked away in the peaceful hamlet of Lupton, Badgers Sett is a stylishly refurbished and extended detached chalet bungalow offering a rare blend of rural charm, creative interiors and modern practicality.

Enjoying far-reaching views towards the impressive Farleton Knott, Badgers Sett has the benefit of neighbours but isn't overlooked and is immediately accessible to open countryside. Scenic walks are right from the doorstep and a popular local pub, The Plough, is within walking distance. The market towns of Kirkby Lonsdale and Kendal, plus the city of Lancaster, are easily accessible for amenities. The Lake District and Yorkshire Dales are convenient for day trips, with excellent transport links via the M6 (J36, under a mile away) and Oxenholme Station (6 miles).

Built in 1972, the property has been extended and modernised to create a warm, light-filled home. At its heart is a well-connected living space featuring a striking triple-aspect orangery, linking to the kitchen and sitting room - ideal for everyday living and entertaining. A utility room and integral garage add practical convenience.

The ground floor includes a spacious double bedroom with garden views and an ensuite bathroom, a separate shower room and a handy study nook under the stairs - perfect for home working.

Upstairs are two further double bedrooms, a cloakroom, excellent storage and a wonderful newly built roof terrace with leafy views and great privacy.

Combining rural peace with stylish living and excellent accessibility, Badgers Sett is a thoughtfully designed, future-proofed home, suited to families, downsizers, or those seeking a quieter lifestyle with everything close by.

“ We've really enjoyed inviting friends and family round. The orangery and how it connects with the kitchen and sitting room has been a game changer as to how we live and enjoy the rooms individually and the space as a whole. When it's warmer, we can open the orangery up to the garden and flow out onto the deck. We put lights around the roof lantern which look lovely as they reflect in the glass. On winter evenings and weekends, we love to light the fire; the open fire drawing everyone in.







Location

The small and scattered hamlet of Lupton enjoys an advantageous position, there are good walks straight from the doorstep and a popular pub, The Plough, within walking distance. For shops, schools and services the market towns of Kirkby Lonsdale and Kendal and city of Lancaster are all convenient, for outdoor recreation the unspoilt open countryside of the Lake District and Yorkshire Dales National Parks are both within easy day-trip distance and for wider travel, whether by road or rail, J36 of the M6 is just under a mile distant and Oxenholme station is a drive of 6 miles.

“ We appreciate the location; it's rural but not isolated. The proximity of the motorway has been a major advantage for us as we both commute for work. We've found it to be a very peaceful place to live. We have neighbours but are not overlooked. It's a great location if you enjoy walking without getting in the car.



Step inside

Tucked away and enjoying far-reaching views towards the dramatic limestone escarpment of Farleton Knott above neighbouring rooftops, this beautifully refurbished and extended detached chalet bungalow offers the perfect blend of countryside charm and modern family living.

Built in 1972, the property has undergone a comprehensive transformation since 2014 under the guiding hands of the current owners. The result is a warm, welcoming home with stylish finishes and an interconnected living space at its heart which has been thoughtfully created for both everyday family life and flexible entertaining.

The kitchen is attractively fitted and has a multi-functional Esse range (cooking and hot water), Villeroy & Boch double Belfast sink and wood block worktops. The engineered oak kitchen floor continues through to the partially open plan and very inviting sitting room, where an open fire provides a cosy focal point. Both the kitchen and sitting room both then flow effortlessly into a stunning triple-aspect orangery. With aluminium framed glazing (for minimal upkeep) and a large roof lantern, this light-filled room has super views of the garden and Farleton Knott, it truly brings the outside in and through bi-folding doors connects seamlessly to the deck which spans Sarah Beck and the well-stocked gardens.

For added practicality there is a separate utility room which provides extensive storage and an integral garage.

The ground floor also offers flexibility for single-level living or as a future proofing option, with a generous double bedroom enjoying views over the garden to the adjacent field - lovely for lazy mornings watching the sheep graze in the field opposite. The room features a wall of stylish, freestanding wardrobes and a characterful ensuite bathroom, complete with oak-surround bath with shower over, vanity unit and WC. A separate ground floor shower room adds further convenience, fitted with contemporary sanitaryware including a floating wash basin and large rainfall shower. Clever use of space continues under the centrally positioned stairs, where a tucked-away study area offers an ideal work-from-home nook.

Painted wooden stairs rise to the first floor where the long landing includes under eaves cupboards and a loft room for readily accessible storage as well as a handy cloakroom having wash basin and WC.

Two further double bedrooms provide peaceful retreats. One enjoys open views towards Farleton Knott, while the other boasts French doors opening onto a newly constructed roof terrace (completed in 2025 and finished with composite decking for ease of maintenance), with lovely leafy views in three directions and sunlight almost all day this has made an idyllic spot for morning coffee with the papers or chilled evening sundowners with friends.

Badgers Sett combines rural peace with stylish, practical living – an exceptional opportunity in a highly accessible hamlet location.

“ *The roof terrace has been a great addition, we honestly wished we'd done it earlier. It's peaceful place to relax surrounded by greenery and the background sound of birdsong and Sarah Beck. We've enjoyed it with friends, it's so private, not at all overlooked.* ”









Step outside

The surrounding gardens not only create a very private setting, but are a delight; as keen gardeners, the owners have stocked the outside space well with a well-considered variety of trees and shrubs designed to provide year-round seasonal variety, colour, structure and interest. There are birch, maple, horse chestnut, willow, holly and eucalyptus trees, rhododendrons and elderberry as well as several climbers and shrubs with colourful autumnal berries. A well-established wisteria adorns the lower entrance off the lane and trails along the adjoining walls, creating a beautiful display of blossom each spring.

A composite deck sits adjacent to the orangery and provides a low upkeep seating area with an extension jutting across the beck – a peaceful place to take a chair and enjoy a quiet moment with the sound of the flowing water beneath.

Views stretch across the garden and neighbouring rooftops to the fields and fell beyond, giving a real sense of place and tranquility.

For anyone keen on growing their own, there is a greenhouse, polytunnel and vegetable plot along with blueberry bushes, a herb garden and a collection of fruit trees including apple (eating and cooking), pear, plum and damson. On the side lawn is a wildflower garden which has come into its own for bringing fresh blooms indoors.

There are two drives and parking areas. The main approach to the front door is the second entrance off the lane, with parking in front of the garage. The lower drive was added when the orangery was built and went on to be extended to create a useful overflow parking area with a bay behind a row of willows which is ideal for a campervan, motorhome or boat.

The oil tank is tucked away as is the useful log store.

“ We very much enjoy the relaxing soundtrack of Sarah Beck, it can run dry in summer but when in flow it attracts wildlife including ducks. Other birds visit the garden including pheasants, tits, wrens and a full range of finches. Looking out to the field opposite, we often spot deer which is very special.



Badgers Sett

Approximate Gross Internal Area : 167.99 sq m / 1808.22 sq ft
Garage : 26.06 sq m / 280.50 sq ft
Total : 194.05 sq m / 2088.73 sq ft



----- Restricted Head Height

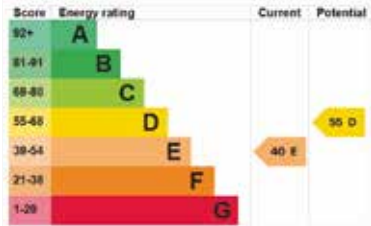


Ground Floor



First Floor

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.



FURTHER INFORMATION

On the road

Kirkby Lonsdale	4.6 miles
Kendal	8.6 miles
Lancaster	15.7 miles
Windermere	16.1 miles
Manchester	66.1 miles

Transport links

M6 J36	0.9 miles
Oxenholme railway station	6.0 miles
Leeds Bradford airport	55.3 miles
Manchester airport	66.1 miles
Liverpool airport	81.2 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.

Mobile and broadband services

Full fibre gigabit broadband from B4RN (Broadband for the Rural North) is currently connected. All B4RN customers receive gigabit (1,000Mbps) speed.

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 for further details.



Directions

what3words [promise.calendars.highlighted](https://www.what3words.com/)

Download the what3words App or go online for directions straight to the property.

Services

Mains electricity and water.

Oil fired central heating from a Grant boiler located in the garage.

Domestic hot water from three sources: the boiler, an electric immersion heater and solid fuel Esse range. There are two hot water storage tanks in the shower room and an Esse Centraliser to connect the boiler and range.

Heated towel rail in the shower room.

Private drainage to a septic tank located within the garden.

External CCTV and doorbell.

Things to do

Places to visit

Cinemas - The Brewery in Kendal and The Dukes and Vue in Lancaster
Live theatres - The Brewery in Kendal, Grand and The Dukes theatres in Lancaster, The Heron Theatre, Beetham
Local historic houses to visit – Levens Hall, Leighton Hall, Sizergh Castle (National Trust) and Holker Hall
RSPB Leighton Moss and the Nature Reserves at Warton Crag and Gait Barrows
There are a vast number of attractions for the whole family in the Lake District
Sailing or windsurfing available through Killington Sailing Association
Caving and potholing around Ingleton

Sport and recreation

Gyms at LV Fitness Studio (Lupton), KLRUFC, TNT (Cowan Bridge), Pure Leisure, Borwick (also has a pool) and Kendal Leisure Centre
Rugby, football, cricket and bowling clubs in Kirkby Lonsdale
Golf clubs – Casterton, Kirkby Lonsdale, Benthams, Kendal, Burneside, Giggleswick, Lancaster and Morecambe
Diving and open water swimming – Capernwray Diving Centre
Crabtree Clay Shoot, Lupton
Cumbria, Lancashire and Yorkshire offer a variety of fantastic cycling routes, ranging from challenging climbs to scenic loops

Places to eat

Informal dining, cafes and pubs

The Plough Inn, Lupton
The Royal Hotel, Burton in Kendal
The Royal Hotel, The Sun Inn and Avanti amongst others in Kirkby Lonsdale
The Highwayman, Burrow
Hare and Hounds, Levens
Levens Kitchen, Levens Hall
Sizergh Farm Shop and Cafe

Special occasions

Gilpin Hotel and Lake House, Linthwaite House, The Samling, all in Windermere
L'Enclume and Rogan and Co, both in Cartmel
Quite Simply French and Now or Never by Journey Social, both in Lancaster

Great walks nearby

Straight from the front door it's a lovely walk up Farleton Knott, the big hill visible from the property or alternatively if you don't relish the climb, along Lancaster Canal. Farleton Knott is a Site of Special Scientific Interest (SSSI) which includes an exceptional limestone pavement on the top (Farleton Fell) and a National Nature Reserve (Clawthorpe Fell). You could also turn left out of the drive and there is a network of quiet lanes, green lanes and footpaths, perfect for anyone with dogs.

Ingleton Waterfalls Trail
The Lune Valley Ramble

Schools

Primary

St Patrick's CoE Primary School, Endmoor
Burton Morewood School, Burton in Kendal
St Mary's CoE Primary School, Kirkby Lonsdale
Sedbergh Preparatory School, Casterton (independent)

Secondary

Queen Elizabeth School and QESudio, Kirkby Lonsdale
The Queen Katherine School and Kirkbie Kendal School, both in Kendal
Giggleswick School (independent)
Sedbergh School (independent)

Further Education

Lancaster University
University of Cumbria (Lancaster and Ambleside campus)
Lancaster and Morecambe College
Kendal College

Included in the sale

Fitted carpets (including large Herdwick rug in the sitting room), curtains, curtain poles, blinds, light fittings and domestic appliances as follows: Esse range, Leisure double oven with grill, electric hob, recirculatory fan, Cook & Lewis oven, microwave, coffee maker and American style Daewoo fridge freezer with ice and water dispenser.

Free standing wardrobes in the ground floor bedroom.
Available by way of further negotiation are the free-standing appliances comprising the freezer in the garage and in the utility room the washing machine (LG), freezer and fridge

Guide price £ 6 9 5 , 0 0 0

Westmorland & Furness Council
Council Tax band E

Tenure - Freehold

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