

THE WILLOWS

£845,000

28 Fairbank, Kirkby Lonsdale, LA6 2DU

Tucked away in a quiet location, a sleek and contemporary, energy efficient detached family home.

Built in 2022/2023, the beautifully-appointed and spacious accommodation is light and airy with an entrance hall, sitting room, study, cloakroom, utility/laundry room, plant room and stunning living/dining kitchen with access out to the garden. Principal bedroom with en suite shower room and dressing room, three further double bedrooms and a four piece house bathroom. Newly landscaped gardens to the rear with seating terraces, lawn, planted beds, hot tub, garden store and ample driveway parking.

Within walking distance of the schools and all the facilities, enjoy the lifestyle and convenience that this award-winning Conservation Area market town offers.





Welcome to **THE WILLOWS**

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One of the English countryside's unspoiled gems with undulating rolling hills and scattered villages, **The Lune Valley** begins just a few minutes' drive from Lancaster and borders the Forest of Bowland and the Yorkshire Dales.

The Cumbrian market town **Kirkby Lonsdale** is an ever-popular choice, with a wide range of first and second home buyers and it's not hard to see why. It boasts a host of independent shops and if it's places to eat you're looking for you'll be spoilt for choice! The town provides a good range of local facilities - a bank, churches, a Post Office, a branch of Boots, a Booths supermarket, an opticians, doctor's and dentists' surgeries, as well as a range of commercial businesses, all within walking distance of The Willows.

The historic market town of **Kendal**, known as the Gateway to the Lakes (14 miles) and the Georgian city of **Lancaster** (17 miles via the A683) provide a comprehensive range of 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 with 6th form academy status, Dallam, a mixed comprehensive world school with state boarding at Milnthorpe and the Boys' and Girls' Grammar schools at Lancaster. The area is also well served by private schools, including Sedbergh (with the Preparatory School at Casterton), Giggleswick and Windermere.

For those keen on outdoor pursuits, could there be a better placed location? The glorious countryside of the Yorkshire Dales and Lake District National Parks, the Lune Valley and Forest of Bowland National Landscape is all on your doorstep. The perfect playground for walkers, climbers, cavers, potholers, cyclists and sailors, and if you fancy a walk by the sea, the Arnsdale and Silverdale National Landscape and Morecambe Bay Estuary are close by.

For travelling further afield:

By car is easy, accessibility to the motorway network is excellent with J36 of the M6 just 6.3 miles away and the A65 for travelling east on your doorstep.

Travel by train - there is a station on the West Coast main line at Oxenholme (10.5 miles) with trains to Euston, Manchester, Glasgow and Edinburgh if you need to commute. Historic Camforth train station is on the Northern Line with services to Lancaster, Barrow-in-Furness, Leeds and Manchester airport.

Travel by air, there is a choice of airports: Leeds Bradford (51.1 miles) Manchester (81 miles) and Liverpool (86.5 miles).

To find the property - approaching Kirkby Lonsdale from the west along the A65 take the first turning left at the roundabout by Booths supermarket. At the 'T' junction turn left onto New Road and follow the road around to the right and down Mitchelgate. At the bottom of the hill turn left, follow the road around to the left and up Fairbank. After the first turning onto Fairgarth on the left (and before the second turning) turn left after Brant Howe and keep right. The Willows is on the right with parking to the front of the house.

What3words reference: ///presented.dove.showrooms







Contemporary, sleek and energy efficient

Tucked away in a quiet location, The Willows is a spacious, contemporary detached property, perfect for family life, entertaining and 21st Century living.

The build was completed in April 2023 using high specification fixtures and fittings and has an **excellent energy efficiency** A rating.

Offering well-proportioned, stylish and light accommodation set over two floors with a gross internal area of 2459 sq ft, (228.5 sq m), the fabulous living/dining kitchen runs the full width of the property with two sets of bi-folding doors at the rear. In the warmer months these can be opened up to the garden to create an 'indoor/outdoor room'.

Let us walk you round...

Step inside the **entrance hall** with **understairs cupboard** and a two piece **cloakroom**.

Also off the hall are the sitting room, living/dining kitchen, study and utility/laundry room.

The **sitting room** has a bespoke media unit to one wall and glazed doors to outside.

If you work from home the **study/office** is perfect; it could also be used as a snug/hobby room. Off here is the **plant room** with external access providing excellent storage and houses the MVHR system (Mechanical Ventilation with Heat Recovery), solar batteries, hot water cylinder and data system.

The practical **utility/laundry room** has access to the outside and is fitted with bespoke units and a sink unit. There's also space for shoes and coats.

At the heart of every home and completing the ground floor space, is the stunning L-shaped sociable **living/dining kitchen**. Comprehensively fitted with a range of beautiful handcrafted painted units, including two pantry cupboards, a double pot sink and a contrasting island unit with breakfast bar, both with Silestone worktops. Integral appliances comprise a dishwasher, Neff wine cooler located in the island, Quooker tap that offers boiling, sparkling and filtered water, a Samsung American style fridge/freezer and a Rangemaster stove set in a recess with mirror, inset shelves and mantle over. There is also a fitted display unit with glazed cabinets. The sitting and dining areas with bi-folding doors look out over the garden.

From the hall, a full return oak **staircase** with glass balustrade and tall window leads to the first floor.

The spacious **landing** has two skylight windows and along with the tall window on the staircase, allow natural light to flood in.

The **principal bedroom** with tall windows, sliding doors and a glazed Juliet balcony overlooking the garden has a **dressing room** with skylight window and an **en suite shower room** with circular wash basin with decorative oriental design.

There are three further double bedrooms; **bedroom 2** has glazed doors and a Juliet balcony and bedrooms 3 and 4 have tall windows.

The beautifully appointed four piece **house bathroom** has a marble tiled floor, free standing bath, walk in shower, vanity wash basin and two skylight windows.

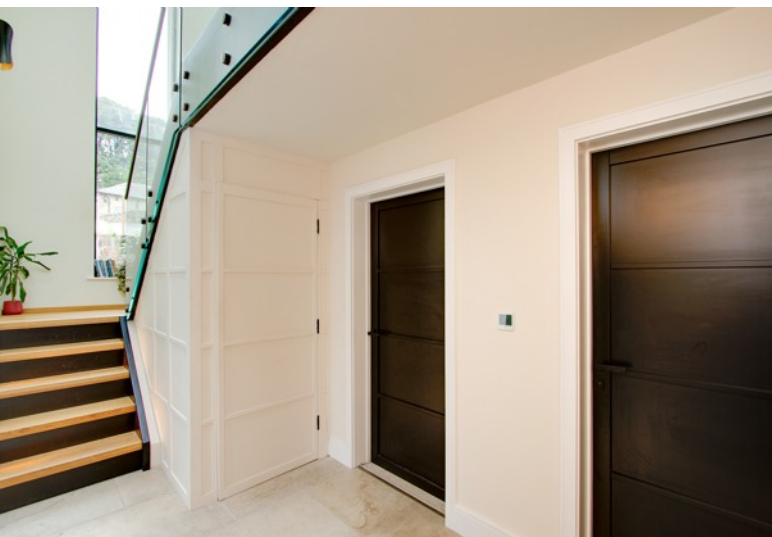
Outdoor space

The sloping drive provides parking for several vehicles. There is a small planted area to the front and steps lead to the side entrance.

The **rear garden** can be accessed from both sides of the property.

A small **detached store** with power and light provides storage for garden implements/bikes.

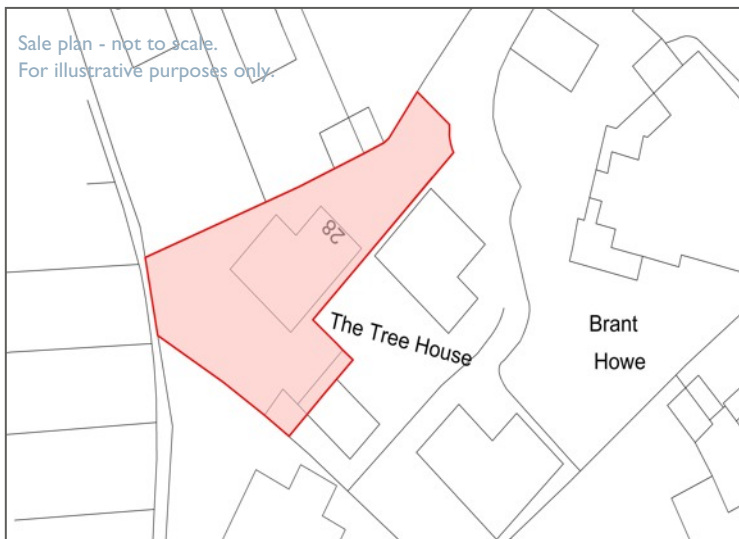
Newly planted **gardens** can take a few years to become established and there is plenty of scope to enhance the scheme. For starters there is a level lawn, a delightful young willow tree, seating terraces, elevated planting, raised beds and a hot tub.



Services and specifications

- Mains electricity
- Mains metered water
- Drainage to a septic tank within the property's boundaries and shared with the neighbouring property, The Tree House.
- Air source heat pump
- Electric underfloor heating
- Solar photovoltaics installed
- Black uPVC double glazed windows and doors
- 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.
- Handcrafted kitchen and utility room designed and fitted by Mark James Kitchen & Cabinetry of Clapham
- Handcrafted media unit in the sitting room also by Mark James
- Bespoke curtains, all have blackout and voile, which can be closed for privacy whilst still allowing the light in
- Villeroy & Boch bathroom suite in the house bathroom
- Limestone flag floor in the entrance hall, utility/laundry room, cloakroom and living/dining kitchen
- TV and Internet points to most rooms
- External cold and hot water taps
- External power points





The finer details

Council Tax

The Willows is currently banded G 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, curtain poles, light fittings and integral white goods are included in the sale
- Curtains, blinds, hot tub, planters and troughs are available separately
- 10 year LABC Warranty Self Build Warranty valid from September 2023
- The access from the highway is owned by a neighbouring property, The Tree House and shared with a third property Robin's Nest. Maintenance is shared equally.
- Freehold, vacant possession on completion

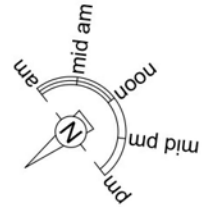
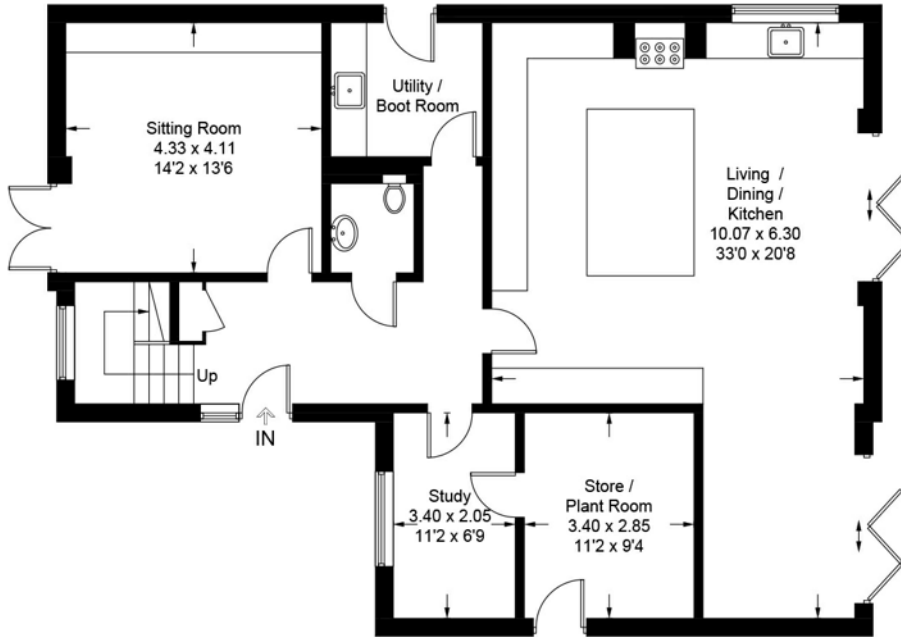
Money Laundering

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.

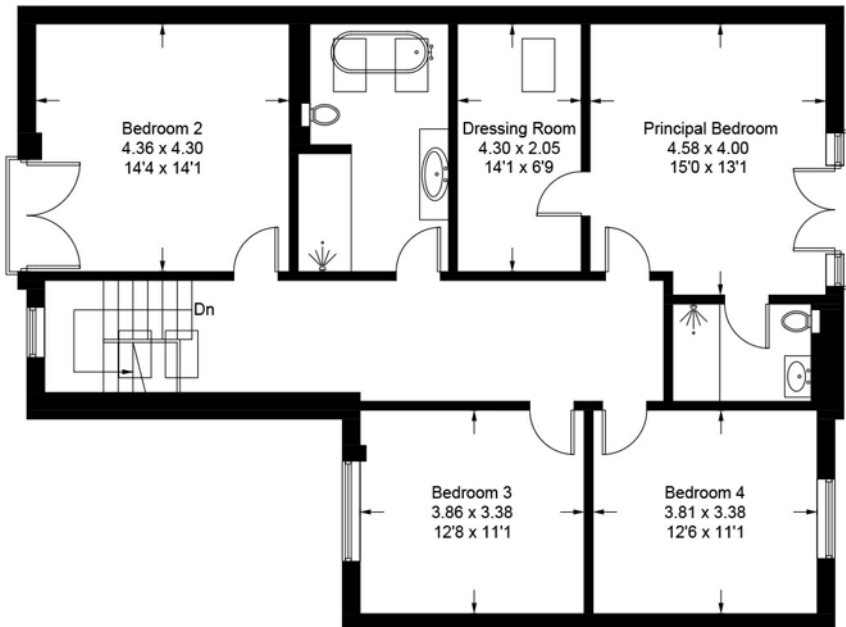


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Approximate Gross Internal Area = 228.5 sq m / 2459 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1222141)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A	101	103
(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	EU Directive 2002/91/EC		

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