



Courtfield
High Biggins | Carnforth | LA6 2NP

 FINE & COUNTRY

Courtfield





Welcome to Courtfield, High Biggins, Carnforth, LA6 2NP

Occupying an exclusive, semi-rural setting on a private lane in the scenic Lune Valley, within walking distance of Kirkby Lonsdale, Courtfield is a striking, newly built country home combining contemporary architecture with effortless modern living. Extending to approximately 4,090 sq ft, this exceptional five-bedroom residence is defined by impressive proportions, abundant natural light and a wonderful connection with its leafy surroundings. Sleek, stylish interiors are softened by an understated palette inspired by the landscape, while the spectacular living kitchen and elegant sitting room both deliver a real 'wow' factor, opening through expansive glazing onto a generous stone terrace and private, level gardens. The superb bedroom accommodation includes a magnificent principal suite, two further ensuite bedrooms, one conveniently positioned on the ground floor, and two additional doubles with a stylish house bathroom. Within simply landscaped, leafy and private gardens, a detached double garage and ample parking complete this highly practical, yet luxurious home. Peaceful and private, Courtfield offers an enviable semi-rural lifestyle with Kirkby Lonsdale close at hand and the Lake District and Yorkshire Dales within easy reach.

Setting the scene

Contemporary in design, generous in proportion and beautifully connected to its leafy surroundings, this exceptional newly built detached house offers approximately 4090 sq ft of thoughtfully planned accommodation. Designed to maximise natural light and create an effortless relationship between house and garden, it is a home of considerable presence, yet one that remains inviting, comfortable and highly practical for everyday living.

Light is central to the architecture. Substantial picture windows have been positioned throughout to frame views and draw the surrounding gardens and countryside into the interior, while impressive sliding, glazed doors open from both the sitting room and living kitchen onto a large stone-flagged seating terrace. In warmer months, these spaces become a natural extension of one another, blurring the distinction between inside and out and creating a wonderful setting for entertaining, dining or simply enjoying the garden.

The interior has a sleek, contemporary aesthetic, softened through the considered use of natural materials and a paint palette inspired by the landscape beyond. The quality of finish is immediately apparent, with a level of specification that allows the new owners to move straight in, introduce their own furnishings and personal touches, and begin enjoying the house from the outset.





Location

High Biggins occupies an attractive, semi-rural position in the scenic Lune Valley within walking distance of the popular Cumbrian market town of Kirkby Lonsdale and is conveniently positioned to reach the Lake District and Yorkshire Dales.

This private and exclusive cluster of aesthetically individual, detached properties are highly sought after as they afford both space and seclusion.

The setting offers an appealing balance: a peaceful hamlet environment with excellent access to local amenities and the schools and community of Kirkby Lonsdale, whilst avoiding the traffic and bustle within the town centre.

Kirkby Lonsdale has long been popular with those seeking easy access to the surrounding countryside while avoiding the busier atmosphere of the National Parks. A destination for weekenders and holidaymakers in its own right, the traditional market town offers an excellent choice of restaurants and cafés, a variety of accommodation and an appealing collection of independent shops. There is also a comprehensive range of everyday amenities. These include medical and dental practices, an optician, pharmacy, Post Office, Booths supermarket, Spar convenience store, weekly market, butcher, library and the well-used community venue, Lunesdale Hall.

The area is particularly popular with families, with highly regarded schools close at hand. Primary and secondary schools are within walking distance, with independent and co-educational schools at Casterton, Sedbergh and Giggleswick within comfortable daily commuting distance.

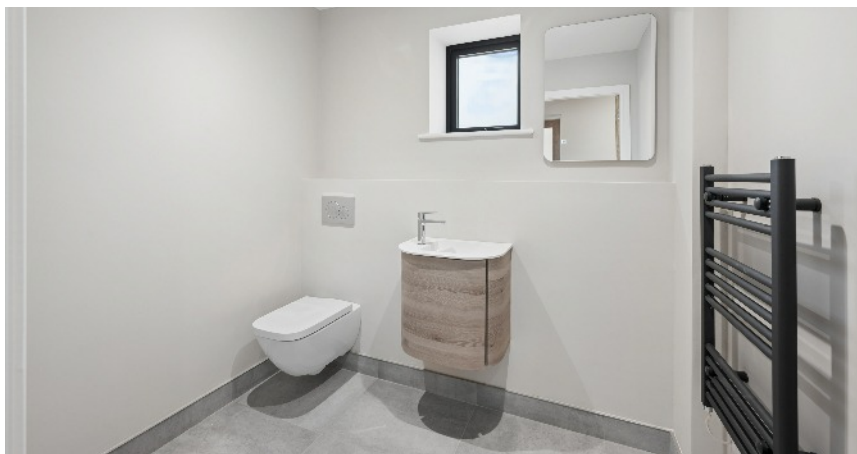
For those who embrace the great outdoors, High Biggins is particularly well placed. Walking, running and cycling opportunities, as well as climbing, caving, wild swimming and sailing can all be enjoyed in the surrounding countryside and more widely, within the local protected National Landscapes (Forest of Bowland and Arnside & Silverdale) and the National Parks (Yorkshire Dales and Lake District).

Overall, High Biggins provides an excellent base for those seeking a more rural lifestyle, combining an attractive countryside setting with the convenience and character of Kirkby Lonsdale close by.









The grand tour

A sheltered entrance opens into an impressive double-height entrance hall, flooded with natural light and providing an immediate sense of the scale and architectural ambition found throughout the property. There are two principal reception spaces. The large dual-aspect sitting room is an elegant yet relaxed room, centred around a wood burning stove and opening directly onto the terrace through wide, sliding, glazed doors. Equally impressive is the living kitchen, conceived very much as the heart of the house. Generous proportions allow for distinct areas in which to cook, dine and relax without compromising the sense of openness. There is space for informal dining around the breakfast bar leaving ample room for a substantial table for more formal occasions and a comfortable seating area overlooking the garden. Large expanses of glazing and direct access to the terrace make this a particularly sociable room, equally suited to family life and entertaining on a larger scale.

A side passageway, with external doors to both the parking area and rear garden, provides a practical secondary entrance to the house. Leading from here are a well-appointed utility room, cloakroom and dedicated plant room. Completing the ground floor is an especially versatile suite of rooms. A generous double bedroom has its own ensuite wet room, with an adjoining room that could fulfil a variety of purposes. Depending upon the needs of its owners, it would work equally well as a private home office, snug, playroom or additional sitting room. Together, the rooms also provide excellent potential for a self-contained unit for guests, older children or multigenerational living.

From the entrance hall, the staircase rises towards a dramatic full-height window at the half landing, bringing another impressive shaft of natural light into the centre of the house. The spacious first-floor landing continues the feeling of openness and leads to four excellent bedrooms, one along a glazed, balustraded gallery passage with aspect down to the entrance hall below.

The principal bedroom suite is undoubtedly one of the highlights of the house. Breathtaking in both scale and height, it has a striking triple-aspect arrangement of glazing, including substantial picture windows within the gable end. The result is a wonderfully light and uplifting room with an exceptional sense of space. A walk-through room has been designed as a dressing room but offers sufficient flexibility to serve equally well as a private study, hobby room or quiet retreat. Beyond lies the principal ensuite bathroom, conceived as a luxurious sanctuary. A double-ended bath is complemented by a large rainfall shower, twin wash basins and WC, creating a beautifully appointed space in which to unwind.

The second bedroom also enjoys the privacy of its own stylish ensuite wet room. Two further generously proportioned double bedrooms complete the first-floor accommodation and are served by an equally impressive house bathroom, fitted with a double-ended bath, large rainfall shower, floating vanity unit and WC.

Throughout, the scale of the rooms, abundance of natural light and carefully considered flow, give the house a feeling of understated luxury rather than formality. Its contemporary architecture has been designed not simply to make a statement, but to provide an exceptionally comfortable and adaptable home.

At approximately 4,090 sq ft Courtfield is a substantial house, yet its success lies in the way that space has been used: impressive where it should be, practical where it needs to be and always connected to the landscape outside. The result is a sophisticated modern country home, finished to an exacting standard and ready for new owners to make entirely their own.













Step Outside

The approach to Courtfield immediately sets the tone, along an attractive, private driveway where detached homes sit comfortably within well-maintained gardens. Established planting and mature trees lend the setting a wonderfully bucolic character and create an appealing sense of privacy.

Turning off the lane, the private driveway passes a substantial, detached double garage (equipped with power, light and an electric door and offering sufficient space for storage or a workshop), before opening to a generous parking area conveniently positioned between the garage and house.

A broad expanse of stone flagging creates an impressive approach to the front entrance and continues as a pathway around the side of the house. From here it wraps around to the rear, extending to a large, stone-flagged terrace extending across the width of the property. Directly accessible from the principal living spaces, this generous terrace reinforces the connection between house and garden and provides ample room for several arrangements of outdoor furniture, whether for relaxed seating, al fresco dining or larger gatherings with family and friends.

Beyond the terrace, level lawns extend around two sides of the house, providing an attractive, green outlook, as well as excellent space for children's games, play equipment and everyday family life.

Simply landscaped, the gardens have an established, private and leafy feel which complement the contemporary architecture particularly well. Generous without being overly demanding, they provide space to entertain, play or simply find a quiet spot in which to sit and enjoy the surroundings. Together with the extensive terrace, they create an outdoor environment designed very much for rest, relaxation and making the most of leisure time.





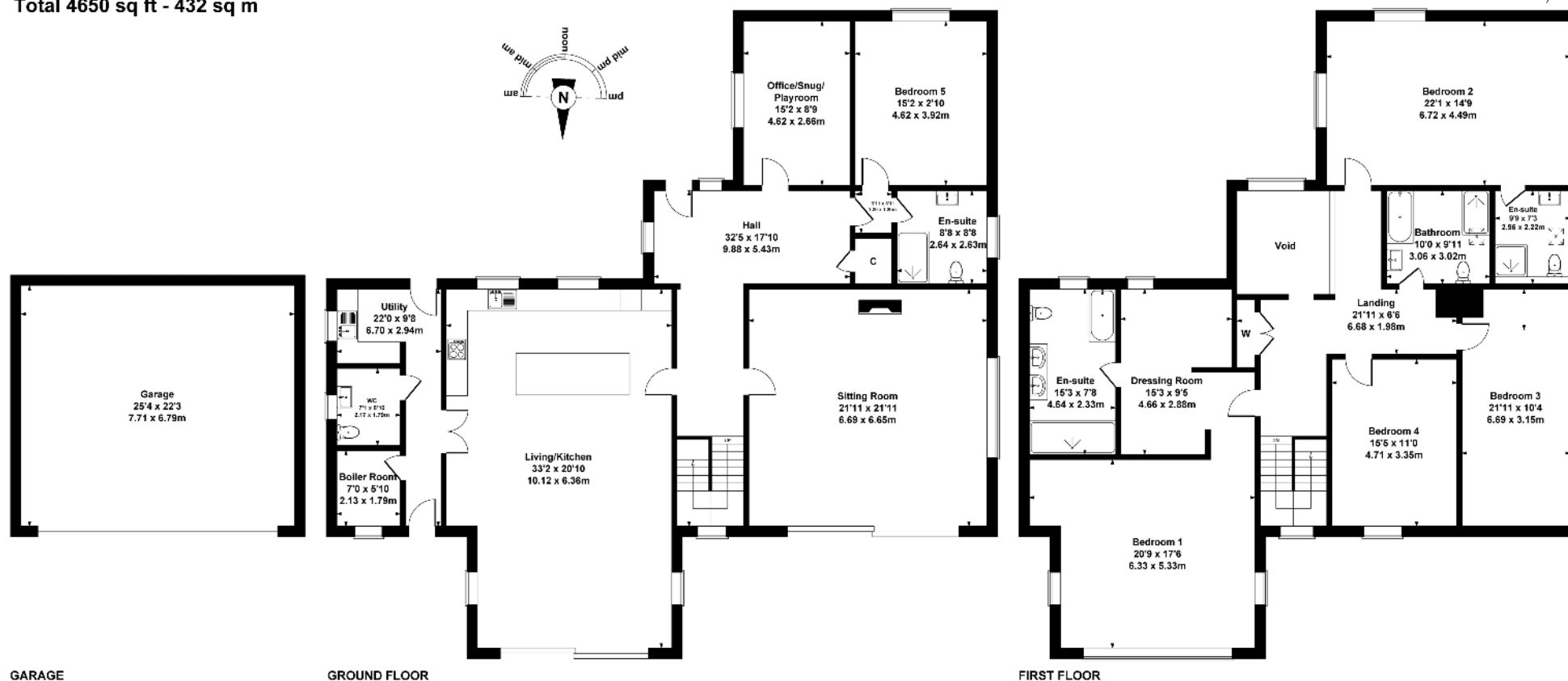


Courtfield, High Biggins, Carnforth

Approximate Gross Internal Area 4090 sq ft - 380 sq m

Garage 560 sq ft - 52 sq m

Total 4650 sq ft - 432 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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Agents Notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Registered in England and Wales. Company Reg No. 4270819 Registered Office: Ellerthwaite Square, Windermere, Cumbria, LA23 1DU

FURTHER INFORMATION

On the road

Kirkby Lonsdale	0.9 miles
Ingletton	7.3 miles
Sedbergh	11.7 miles
Kendal	13 miles
Lancaster	20.1 miles
Bowness on Windermere	22.6 miles
Preston	40.6 miles
Manchester	70.5 miles

Transport links	
M6 J36	5.6 miles
Oxenholme railway station	10.6 miles
Leeds Bradford Airport	51.5 miles
Manchester airport	80 miles
Liverpool airport	85.1 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

Mobile and broadband services

For information on broadband and mobile services at the property, we advise prospective purchasers to consult the Ofcom website: checker.ofcom.org.uk

Services

Mains electricity and drainage.

Shared private water from a borehole. UV filter in the ground floor plant room. This is invoiced annually.

Daikin air source heat pump providing underfloor heating to the ground floor and heating to radiators on the first floor. Heated towel rails in bath and shower rooms. Hot water store in the first-floor airing cupboard.

Wood burning stove in the sitting room.

14 solar PV panels (for own use).

Wiring for RING doorbell and CCTV cameras.

Tenure - Freehold

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.

13 mins	Lancaster
1 hr, 14 mins	Manchester (Picadilly)
2 hr, 47 mins	London (Euston)

Directions

what3words ///skin.partly.layover

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

Please Note

The access drive is owned by a third party with a right of way granted in favour of Courtfield and is subject to communal upkeep costs.

Included in the Sale

Fitted carpets, light fittings, wood burner and NEFF domestic appliances as follows: double oven with combination grill, hob, extractor fan, fridge freezer, dishwasher.

Anti Money Laundering Regulations (AML)

Due to the Money Laundering Regulations, now officially known as Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 we are required to follow government legislation and carry out identification checks on all purchasers. We use a specialist third party company to conduct these checks at a charge of £48 inclusive of VAT per buyer once an offer has been accepted and you will be unable to proceed with the purchase of the property until these checks have been carried out. This charge is non-refundable.

Restrictions

The deeds require Courtfield to be occupied as a private dwelling house.

Places to visit

National Parks for a vast range of outdoor and leisure activities.

Cinema: Vue and The Dukes in Lancaster and The Brewery in Kendal.

Live theatre: The Dukes and Lancaster Grand, both in Lancaster, The Brewery in Kendal and The Victoria Wood Theatre in Bowness on Windermere.

Local historical properties to visit: Levens Hall, Leighton Hall, Sizergh Castle (National Trust), Holker Hall. Both Kendal and Lancaster have castles, museums, galleries and historic buildings to visit.

RSPB Morecambe Bay and RSPB Leighton Moss

White Scar Cave, Ingletton – the longest show cave in England.

Ribblehead Viaduct and the historic Settle to Carlisle Railway.

Sport and recreation

The Lune Valley is popular with cyclists with a multitude of quiet lanes and recognised routes to explore.

Cricket, football, rugby and bowls clubs in Kirkby Lonsdale.

Gyms and health clubs: Kirkby Lonsdale Rugby Club, Kirkby Lonsdale Health Club, LV Fitness Studio (Lupton), TNT Fitness (Cowan Bridge) and 3-1-5 Health Club (Lancaster).

Leisure centres at Kendal and Lancaster University Sports Centre

Swimming pools: Capernwray, Hornby, Settle and an open-air pool in Ingletton during warmer months.

Diving and open water swimming: Capernwray Diving Centre.

Golf clubs: Casterton, Kirkby Lonsdale, Kendal, Carus Green, Giggleswick, Silverdale, Lancaster and Morecambe.

Sailing and boating on Windermere, Conistown and Ullswater.

National hunt racing at Cartmel.

Places to eat

Informal dining, cafés and pubs

The Royal Hotel, Royal Barn, No.9, Avanti and the Sun Inn, Lunesdale Bakery Café and The Milking Parlour (for artisan cow to cone ice cream) amongst others in Kirkby Lonsdale

The Highwayman, Burrow

The Plough, Lupton

The Lunesdale Arms, Tunstall

Rind, Austwick – Cheese, pizza and wine

Special occasions

L'Enclume and Rogan and Co (both in Cartmel), Heft at High

Newton, Gilpin Hotel and Lake House, Linthwaite House and The Samling (all in Windermere) and The Old Stamp House Restaurant and Lake Road Kitchen (both in Ambleside). The Quarterhouse, Quite Simply French and Merchants 1688 (all in Lancaster).

Schools

Primary

St Mary's CoE Primary School, Kirkby Lonsdale
Sedbergh Preparatory School (at Casterton) and Giggleswick Preparatory School (both independent)

Secondary

Queen Elizabeth School and QE Studio, Kirkby Lonsdale
Giggleswick School and *Sedbergh School (both independent)*

Further Education

Kendal College

Lancaster and Morecambe College

Lancaster University

University of Cumbria

Great walks nearby

A footpath leads from High Biggins providing an off-road shortcut to Kirkby Lonsdale, from here there is a lovely footpath along the banks of the River Lune which forms part of the longer Lune Valley Ramble a recognised route of 16.5 miles tracing the course of the River Lune's lower reaches through some beautiful lowland countryside. From High Biggins, there are quite lanes up to Hutton Roof and Farleton Knott, a marvelous vantage point with 360-degree panoramic views.

Worth hopping in the car for, there is the Ingletton Waterfalls Trail, a popular and highly scenic circular route of five miles beginning and ending in the village where cafés provide refreshment.

If you like more of a challenge, then within easy reach for a day out are the National Parks of the Lake District and Yorkshire Dales. For even more varied countryside, try the protected National Landscapes of the Forest of Bowland and coastal Arnsdale & Silverdale.



FINE & COUNTRY

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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, 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

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