

3 MILL LANE

£1,350,000

Low Biggins, LA6 2GZ

An exceptional detached, highly energy efficient new build property, the last in this exclusive development and within walking distance of all the sought-after market town Kirkby Lonsdale has to offer.

Perfect for 21st century living, the property has been designed and created with immense care and attention to detail, high quality appointments and modern technology. The well-proportioned accommodation is set over two floors with a sociable flow of living space offering a hall with cloakroom and WC, living/dining kitchen and sitting room, both with sliding doors to the rear terrace, utility/laundry room, plant room, study/home office and an en suite bedroom 5 with dressing room and sliding doors to the rear terrace. Gallery landing, principal bedroom with en suite bathroom and dressing room, guest bedroom with en suite shower room, two further double bedrooms and a family bathroom. Double garage, ample driveway parking and landscaped gardens to the front and rear.

In all, a prime residential property.



**Bowers
& Norman**

You'll never find another home like yours



Welcome to **3 MILL LANE**

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Tucked away in a picturesque hamlet setting and only a short walk into the ever-popular Lune Valley market town of Kirkby Lonsdale, 3 Mill Lane is the last remaining property within the exclusive development at Woodend Farm by well-renowned local builders Bowers & Norman.

This exceptional detached new build (due to be completed c. October 2026) has been designed and created with immense care and attention to detail, high quality appointments, modern technology and along with an 'A' energy efficiency rating, is the perfect home for 21st century living.

The well-proportioned accommodation is set over two floors with a sociable flow of living space, excellent bedroom and bathroom provision and a overall GIA of c. 342 sq m (3681 sq ft), of which 30 sq m (322 sq ft) is the garage.

Ground floor - hall, with cloakroom and separate WC, living/dining kitchen and sitting room, both with sliding doors to the rear terrace, utility/laundry room, plant room, study/home office and en suite bedroom 5 with dressing room and sliding doors to the rear terrace.

First floor - gallery landing, principal bedroom with en suite bathroom and dressing room, bedroom two with en suite shower room, two further double bedrooms and a family bathroom.

Outdoor space - double garage and ample driveway parking along with landscaped gardens to front and rear.

Nearby **Kirkby Lonsdale**, has much to offer in terms of places to eat and drink, independent shops, churches, a Post Office, doctor's and dentists' surgeries, an opticians, as well as a branch of Boots and a Booths supermarket and well-regarded schools.

Great access to the glorious surrounding countryside with the Lune Valley, the Yorkshire Dales and Lake District National Parks as well as two National Landscapes (Silverdale/Armside and the Forest of Bowland) close by, so whichever direction you head, it's all extremely accessible.

Connectivity - situated in a highly accessible location, close to the A65, many larger towns and cities are within easy reach, Kendal (13.7 miles) and Lancaster (15.2 miles) provide a comprehensive range of commercial and recreational facilities. Lancaster is also home to Lancaster University, Lancaster & Morecambe College and Royal Lancaster Infirmary. Access to the M6 is at either J34, J35 or J36. Oxenholme (10.9 miles) and Lancaster both have stations on the main west coast line with direct trains into London, Manchester (and airport), Birmingham, Glasgow and Edinburgh with airports at Leeds Bradford (50.8 miles), Manchester (80.7 miles) and Liverpool (85.8 miles).

Council Tax - 3 Mill Lane is yet to be banded for Council Tax purposes.

Local and Planning Authority - Westmorland & Furness Council, W: www.westmorlandandfurness.gov.uk

Freehold, with vacant possession on completion. Each property owns the section of the access road directly to the front of their property.

Please note: the images have been created by computer generated imagery software purely for illustrative purposes.

Viewings - strictly by appointment only with the selling agents - please call 015242 74445.

To find the property - from Kirkby Lonsdale, head south along Biggins Lane into the hamlet of Low Biggins. Turn left before the right hand corner onto Mill Lane and No. 3 is the second property on the left.

What3words reference: ///depended.armed.stiletto



Specification & services

- Design SAP A rated
- Advantage 10 year warranty
- Natural stone elevations
- Scandinavian powder-coated aluminium windows and doors
- Composite aluminium/timber entrance doors
- Underfloor heating
- Charlton and Jenrick Woodtec 5WD integral wood burner in the sitting room
- Schuller Next 125 Kitchen with Neff and Siemens appliances
- Italian Storico ivory porcelain floor tiling in the hall, study, cloakroom, living/dining/kitchen and utility room
- Natural oak herringbone timber flooring in the sitting room
- Porcelano tiling in the family bathroom and en suites
- Duravit sanitaryware and Hansgrohe fittings
- Premium landscaped grounds & terraces
- Burlington Blue natural slate roof
- Air source heat pump technology
- Mechanical Ventilation with Heat Recovery (MVHR)
- EV charger
- Electric entrance gate and up and over electronic sectional one-piece garage doors
- Mains electricity, drainage and metered water
- External lighting, power and water tap
- BT fibre broadband connected

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davis &
bowring

estate agents



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.

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.