

LOW GALE BARN

£1,500,000

Cowan Bridge, LA6 2HR

Set in a private and idyllic setting, an immensely charismatic country home with beautifully tended gardens, paddocks and splendid countryside views.

An attached stone and slate barn conversion offering extensive, welcoming and versatile accommodation with reception hall, sitting room, wonderful open plan dining room, snug, kitchen and garden room, home office, cloakroom, ancillaries and leisure suite with heated pool, sauna and changing facilities. Principal en suite bedroom, two double bedrooms, an en suite bathroom and shower room, two bedrooms with mezzanine sleep platforms and bedroom 6/study with balcony and external steps and house bathroom. Excellent parking provision and a detached oak framed outbuilding with single garage, double car port, studio, workshop, gardener's WC and mower store. Stunning gardens with lawns, seating terraces, mature planting, greenhouses, vegetable garden, hard court tennis court, wildlife pond, thatched breeze house and woodland bordering Leck Beck. Lying to the south and south west, are two paddocks with timber stable block and two loose boxes. In all, c. 10.5 acres (4.27 hectares).

An enviable rural lifestyle for the whole family in a highly accessible location and exceptionally convenient for Kirkby Lonsdale, road and rail links.





Welcome to **LOW GALE BARN**

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One of the English countryside's unspoilt gems, the **Lune Valley** begins just a few minutes' drive from Lancaster and borders the Forest of Bowland National Landscape and the Yorkshire Dales National Park.

Offering great privacy, Low Gale Barn is tucked away in an extremely picturesque, peaceful setting, yet remains highly accessible for the A65, Kirkby Lonsdale and Lancaster.

Nearby **Cowan Bridge** (0.8 miles) is famously associated with the Brontë sisters and the site of the Clergy Daughters' School they attended in 1824. Here you'll find a general store and tea rooms.

Kirkby Lonsdale (2.5 miles) this award-winning market town has a host of independent shops and places to eat, you'll be spoilt for choice! The town provides a good range of local facilities - a bank, churches, the Post Office, Booths supermarket, Boots Chemist, opticians and doctor's and dentists' surgeries.

The historic town of **Kendal** (15 miles), Gateway to the Lakes and the Georgian city of **Lancaster** (16 miles) provide a comprehensive range of commercial and recreational facilities. Lancaster is also home to Lancaster University, Lancaster & Morecambe College and Royal Lancaster Infirmary.

Great for families - primary schools are located in Leck (St Peters) and Kirkby Lonsdale (St Mary's), secondary schools in Kirkby Lonsdale (Queen Elizabeth) and Milnthorpe (Dallam) and at Lancaster, including Boys' and Girls' Grammars. The area is also well served by private schools, including Sedbergh (with the Preparatory School at Casterton), Giggleswick and Windermere.

Surrounded by stunning countryside and situated close to the **Yorkshire Dales** and the **Lake District National Parks** as well as the **Forest of Bowland**, the area provides a spectacularly scenic natural adventure playground for most outdoor pursuits. **Arnside and Silverdale National Landscape** and **Morecambe Bay Estuary** are also nearby, if you are drawn to the sea.

Connectivity

Getting about by car is easy, accessibility to the motorway network is excellent at J34, J35 or J36 depending on your direction of travel, as well as onto the A65 for travelling east.

Travel by train - there are stations on the West Coast main line at Lancaster and Oxenholme (13 miles) with direct services to London Euston, Manchester, Glasgow and Edinburgh. Historic Camforth train station (12.8 miles) is on the Leeds to Morecambe line with services to Lancaster, Barrow-in-Furness, Leeds and Manchester airport.

Jetting off there is a choice of airports: Leeds Bradford (50.5 miles) Manchester (82.2 miles) and Liverpool (87.9 miles).

To find the property - from Kirkby Lonsdale, head east along the A65 towards Ingleton. After passing Whoop Hall and then the entrance to New House Caravan Park on the right, take the next turning on the right. Follow the road for approximately half a mile and proceed to the end.

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A truly impressive property

Privacy and seclusion, a charming stone and slate attached barn, dating back to c. 17th Century where original character (oak staircase, beamed ceilings, panelled and boarded doors, oak window lintels and stone fireplaces) sits beautifully in harmony with modern appointments.

The interiors offer warmth and comfort with an extremely welcoming feel. Extended considerably in 2005, the extensive and versatile accommodation (GIA c. 7099 sq ft, 659.5 sq m) has a wonderful sociable flow of rooms.

Combining beautifully tended gardens, paddocks, splendid countryside views and an idyllic peaceful setting, Low Gale Barn offers an enviable rural lifestyle for the whole family.

Let us take you on a guided tour...

Ground floor

Come on in through the enclosed **porch** with stone benches and flagged floor and into the **reception hall**.

Off here, double doors lead into a large split-level triple aspect **sitting room** with woodburning stove.

Also off the hall is a two piece **cloakroom**, cloaks cupboard and a **home office**.

A fabulous dining kitchen being open to the snug and garden room offers a super family space and wonderful for entertaining. The **dining area** has a bay window and door leading out to the southeast facing courtyard. The **snug** is split-level with a woodburning stove and steps leading up to a reading nook with built-in bookshelves. The **kitchen** has a range of painted base and wall units and an island unit with granite worktops. A cream Aga with electric module is set in a tiled recess. The contemporary triple aspect **garden room** with views of the garden and tennis court.

Off the kitchen, is a **walk-in cool store**. An inner hall leads to a **utility/laundry room** with pot sink and **store cupboard**.

An 'anything room' (possibly for a gym, play/hobby room) with picture windows and bi-folding doors to the rear terrace, has a plant room and two stores. A door leads into the **leisure suite** with heated pool, c. 39'4 x 13'1 (12m x 4m), changing room with shower and WC and separate sauna. Bi-folding (sliding) doors open to the gardens to one end.



First floor

Two staircases lead to the first floor. The main staircase leads to a large landing with built-in wardrobes and pull ladder access to the loft space.

The triple aspect, split-level **principal bedroom** is open to the apex with walk-through dressing area, built-in wardrobes and a four piece **en suite shower room**.

Double **bedroom 2**, has a walk-in wardrobe and four-piece **en suite bathroom**, with double **bedroom 3** having a walk-in wardrobe and **en suite shower room**.

Bedrooms 4 and 5 both have mezzanine sleep platforms and built-in wardrobes. There is also a four piece house bathroom.

Accessed via a separate internal staircase, external stone steps or through bedroom 2 from the main landing, there is a **study/bedroom 6** - it's dual aspect, light and bright with sliding doors out onto a semi-circular wooden decked balcony with wrought iron railings and glazed doors with Juliet balcony.

Outbuildings

To the south of the property is a detached outbuilding, added in 2010, being oak framed with a slated roof providing a **single garage, double car port, studio, workshop, gardener's WC and mower store**.

There is excellent **parking provision** with parking by the garage and to the front of the house in the turning area.

Gardens & grounds

Glorious, informal, landscaped gardens are to three sides. The house connects well with numerous rooms having direct access.

To the south-east is a secluded **courtyard** with rose garden, pond, arbour and flagged seating terrace.

To the west, sweeping lawns in part running up to a ha-ha, well stocked borders and numerous seating areas. Nested alongside, the **wildlife pond** is a delightful **thatched breeze house**.

To the southwest, a **woodland** bordering Leck Beck, swathed with bluebells in the spring - the perfect spot to unwind with walks and wildlife a plenty. Fishing rights are also included.

To the north and screened by a high beech hedge, a hard court **tennis court** and a **wooden pavilion**. Two **greenhouses** and raised **vegetable beds**. Seating terraces and **'outdoor kitchen'** with fire pit area, built in BBQ and stone trough sink - wonderful for al-fresco entertaining.

Land

Lying to the south and south west, are two paddocks with **timber stable block** and **two loose boxes**.

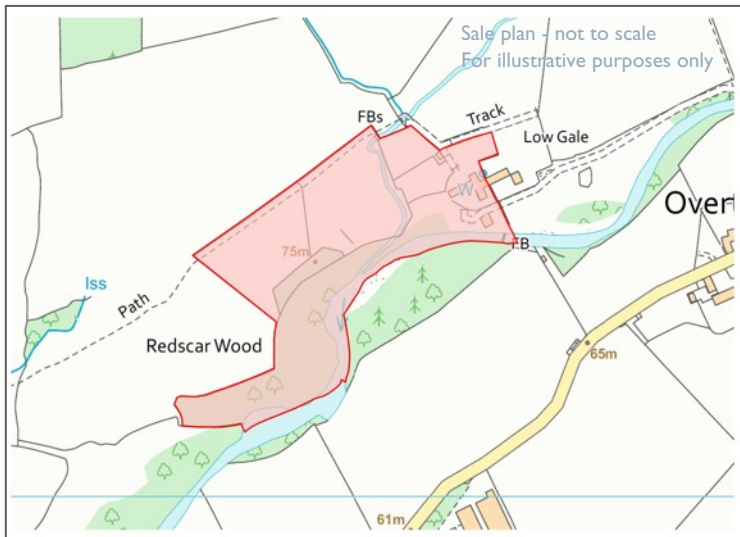
In all, c. 10.5 acres (4.27 hectares).



Services and specifications

- Mains electricity, water and drainage
- Oil fired central heating with underfloor heating to the ground floor with radiators to the first
- Drainage to a shared septic tank located within the boundaries of Low Gale Barn
- Woodburners in the sitting room and snug
- Double glazed windows set in wood frames
- B4RN Broadband is connected - if you're not familiar with this excellent local service offering hyperfast broadband and unlimited bandwidth please have a look at their website b4rn.org.uk.
- External water taps
- External power points
- External lighting





The finer details

Council Tax

Low Gale Barn is currently banded E for Council Tax purposes. Potential purchasers are advised to verify this information for themselves.

Local and Planning Authority

Lancaster City Council

W: www.lancaster.gov.uk

Please note

- Carpets, light fittings and the majority of the curtains are included in the sale, as well as two donkeys
- Some items of furniture may be available by separate negotiation
- Restrictive covenants apply - please ask the agent for further details
- The access lane is owned by a third party. Low Gale Barn contributes to repairs and maintenance
- A public footpath crosses part of the lane and a small section of the paddock
- The current owner will look to reserve a right of way across part of Low Gale Barn to gain access to their woodland to the south of Low Gale Barn. Further details are available from the agents
- Photographs taken in 2023 and 2025
- Freehold, with 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 = 640.9 sq m / 6899 sq ft
 Mezzanine = 18.6 sq m / 200 sq ft
 Total = 659.5 sq m / 7099 sq ft

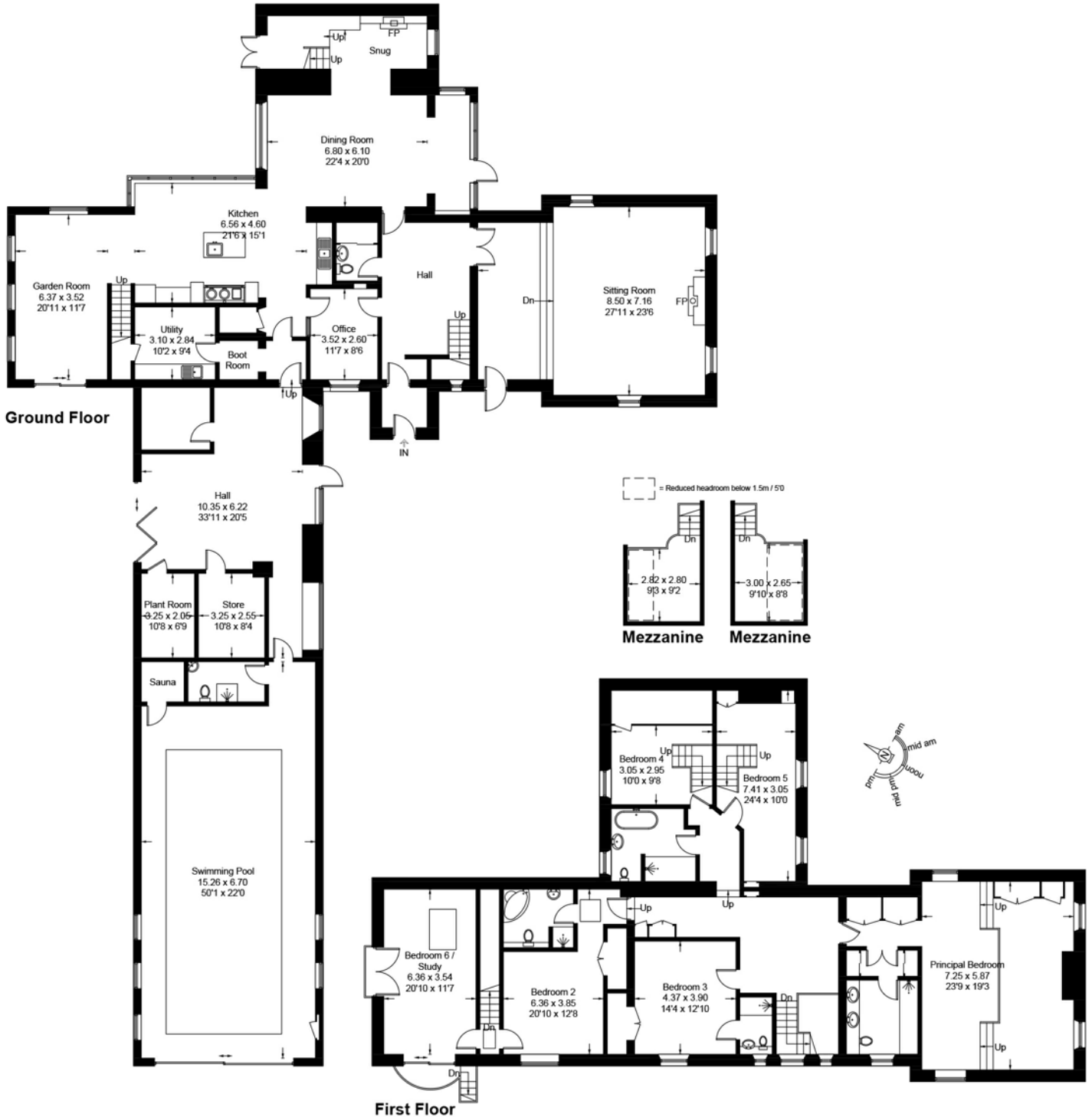


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1186597)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epca.gov.uk			

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