

KEARSTWICK GROVE

£825,000

Kearstwick, The Yorkshire Dales, LA6 2EB

Enjoying a private and secluded setting surrounded by the splendid open countryside of the Underley Estate, with stunning views toward Bull Pot and the Barbon and Middleton Fells to the east and Kearstwick Hill to the south, a contemporary detached bungalow with planning consent to extend.

Set in a large plot, c. 1.68 acres (0.68 hectares), this light and bright, well-proportioned bungalow currently has a dining kitchen, sitting room, ground floor double bedroom and shower room. Planning consent has been granted for a single storey extension to create an entrance hall, living room, dining room, kitchen, utility/boot room and en-suite guest bedroom/annex with external access on the ground floor, plus two en suite bedrooms on the first floor under a raised roofline providing ample head room. A private gated drive leads to ample parking and turning, lawns, a variety of trees, an orchard and seating area from which to take in the fabulous views. A large timber built outbuilding provides a single garage, workshop and storage.

A highly accessible location and within walking distance of the award-winning Lune Valley market town of Kirkby Lonsdale - this is a must see.





Welcome to **KEARSTWICK GROVE**

£825,000

Kearnstwick, The Yorkshire Dales, LA6 2EB

Here's our TOP 10 reasons to love Kearnstwick Grove:

1. **A prime location** - in a secluded setting within the charming hamlet of Kearnstwick, within walking distance of the sought-after Lune Valley market town of Kirkby Lonsdale.
2. **Stunning panoramic views** towards Bull Pot, the Middleton and Barbon Fells and Kearnstwick Hill from the garden and grounds.
3. **Cool, calm and collected** - the contemporary accommodation offers generous spaces with a gross internal area of c. 1956 sq ft (181.7 sq m).
4. **Sun-filled accommodation** - large picture windows allow natural light to flood in.
5. **As it stands** - to the ground floor, is a large, dual aspect dining kitchen with base units and integral appliances. The sitting room, also being dual aspect, has bi-folding doors which open up to the garden in the warmer months and there's a wood burning stove set on a flagged hearth for the colder evenings. The double bedroom has an en suite shower room. The first floor requires finishing off, and offers a second double bedroom, with plumbing for a bathroom, and a large attic room.
6. **An exciting opportunity to extend** - planning consent has been granted by Yorkshire Dales National Park Authority, reference S/09/6C, dated 12 June 2026 *'for erection of single storey extension to existing residential dwelling incorporating in line PV panels to the extension roofline and including a new front porch detail to the front north west elevation and alterations and modifications to the existing residential dwelling layout and detail'*. Proposed plans by Erica Wright Architecture Ltd show for: Ground floor - entrance hall, living room, dining room open to kitchen, utility/boot room and en suite bedroom 3. First floor - en suite principal bedroom and en suite bedroom 2. The plans are shown on page 6 and can also be viewed on the YDNPA planning portal.
7. **Useful outbuildings** - a detached timber outbuilding with light provides garaging, a workshop and excellent storage. Single garage with double open doors (16' x 7'7 [4.9m x 2.34m]), store room 1 (16' x 7'9 [4.90m x 2.40m]) and store room 2 (16' x 11'9 [4.90m x 3.62m]).
8. **Gardens and grounds** - c. 1.68 acres (0.68 hectares), a wonderful outside space for children, pets and even wildlife. Large sloping lawns are interspersed with a variety of trees and pathways mown into the grass. There is also an orchard with apple trees. Benches have been strategically placed to simply sit and take in the stunning far reaching views.
9. **Excellent parking provision** - a private, gated drive provides ample gravel parking and turning
10. **If you like spending time in the great outdoors**, it's the ideal base for exploring the glorious Dales and Lakes. For further information on the surrounding area, please see page 5.







The best of both worlds - living in the countryside but within walking distance of Kirkby Lonsdale

One of the English countryside's unspoiled gems, the **Lune Valley** begins just a few minutes' drive from Lancaster and borders the Forest of Bowland Area of Outstanding Natural Beauty and the Yorkshire Dales.

Kearstwick is a picturesque and charming hamlet situated to the north of Kirkby Lonsdale, surrounded by beautiful open countryside of the Underley Estate and is situated within the Yorkshire Dales National Park boundaries.

Nearby is the sought-after and award-winning market town of **Kirkby Lonsdale**, an ever popular choice with a wide range of first and second home buyers. It's not hard to see why; it's a little gem that packs a punch with a host of independent shops, bars and restaurants. To support the local population, there's a good range of local facilities - churches, the Post Office, florist and butchers, Booths supermarket, Boots Chemist as well as an opticians and doctor's and dentists' surgeries.

Gateway to the Lake District, the historic market town of **Kendal** (14.1 miles via the A65) and the Georgian city of **Lancaster** (21.9 miles via the A683) provide a wider range of commercial and recreational facilities. Lancaster is also home to Lancaster University, Lancaster & Morecambe College and Royal Lancaster Infirmary.

One of the main reasons families seek out Kirkby Lonsdale houses is the good schools - in the town itself you'll find St Mary's primary school and Queen Elizabeth secondary school. Further afield there's 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 Sedburgh, Giggleswick and Windermere.

The great outdoors is on your doorstep. Situated close to the **Yorkshire Dales**, the **Lake District** National Park and **Forest of Bowland Landscape**, the area provides a stunningly scenic adventure playground for walkers, climbers, cavers, potholers, cyclists and sailors. If you fancy a coastal walk, the **Arnsdale and Silverdale National Landscape** and **Morecambe Bay Estuary** are not too far away or take a stroll along the traffic-free promenade at Grange-over-Sands.

Getting about by car is easy; access to the motorway network is excellent at J34, J35, or J36 and onto the A65 for travelling east into Yorkshire.

Letting the train take the strain - there is a station on the West Coast main line at Oxenholme (8.7 miles) with trains to London Euston, Manchester (and airport), Birmingham, Glasgow and Edinburgh; if you need to commute then this is a great choice of location to balance quality of life for the whole family against work commitments. Carnforth's historic train station (12.2) is on the Northern Line with services to Lancaster, Barrow-in-Furness, Leeds and Manchester airport.

For travel by air, there is a choice of airports: Leeds Bradford (51.8 miles) Manchester (81 miles) and Liverpool (86.6 miles).

To find the property - approaching Kirkby Lonsdale from the west along the A65, take the first turning signposted into the town and continue past the two schools (on either side of the road). At the T-junction, bear to the left, down Mitchelgate. At the bottom of the hill, turn left onto Queens Square. Continue round the left hand bend and up Fairbank along the B6284 towards Mansergh, Old Town and Old Hutton. Upon leaving Kirkby Lonsdale and entering Kearstwick, the property is set back off the road on the left hand side, immediately after a white house, Kearstwick Hill.

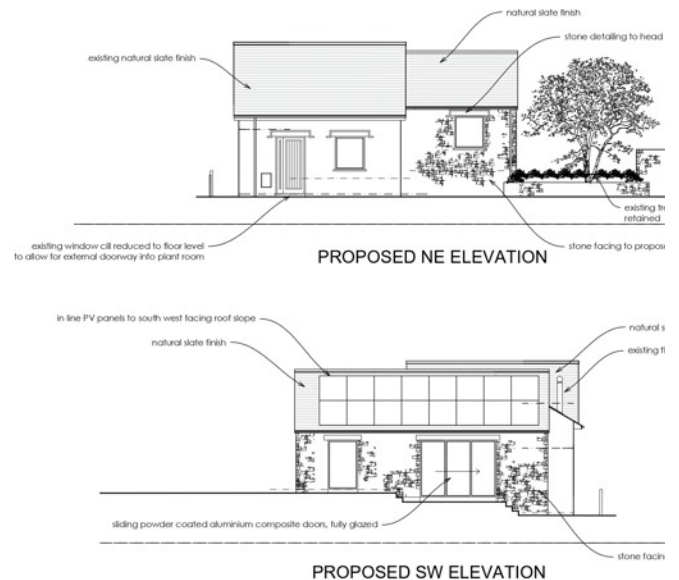
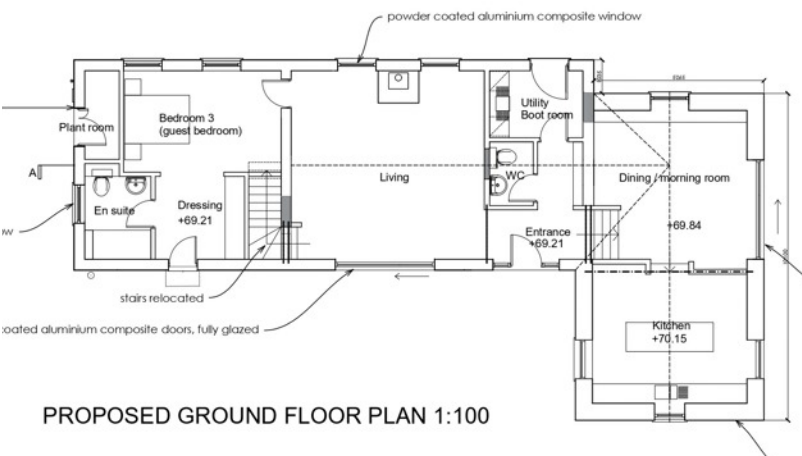
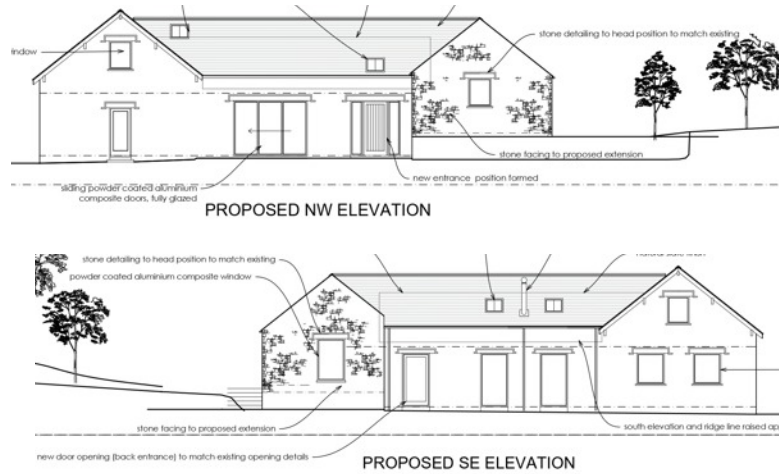
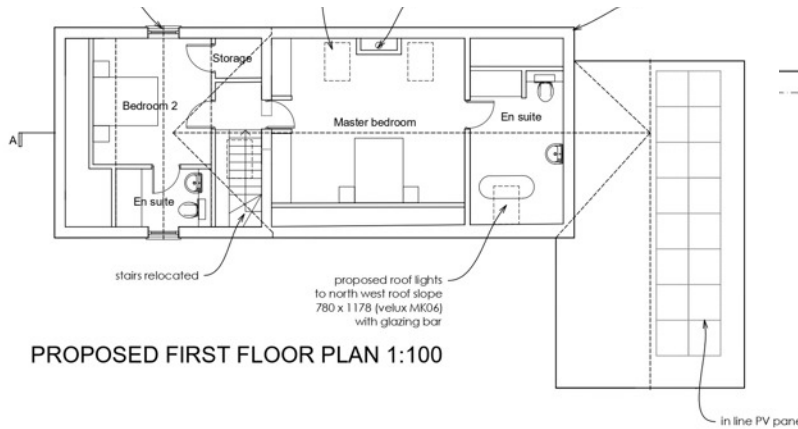
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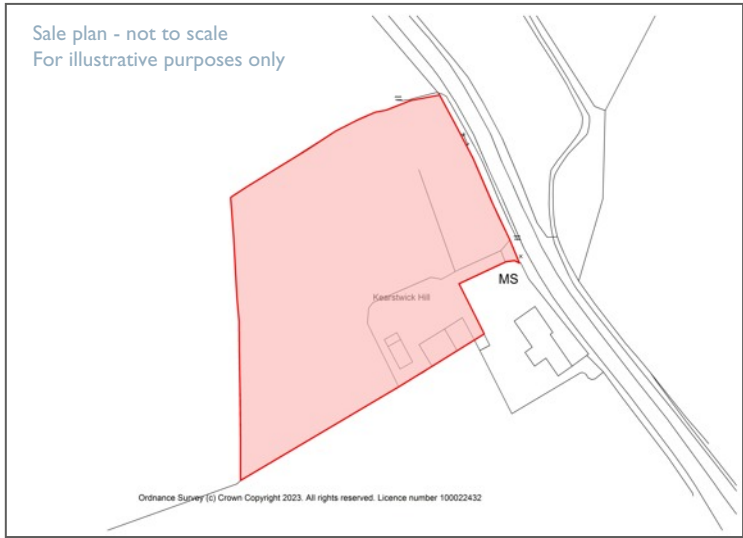
Services and specifications

- Mains electricity installed in 2025
- Private drainage to a sewage treatment plant located within the property's boundaries, installed 2026
- Private water supply for a borehole, with filters
- LPG with underground tank for hot water and heating
- Wood burning stove in the sitting room
- PV solar panels
- 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 b4rn.org.uk
- Double glazed windows, the majority Argon filled, set within hardwood frames
- Oak floor in the sitting room and bedroom
- External power points



Proposed plans & elevations





The finer details

Council Tax

Kearstwick Grove is currently banded D for Council Tax purposes. Potential purchasers are advised to verify this information for themselves.

Local Authority

Westmorland & Furness Council

W: www.westmorlandandfurness.gov.uk

Planning Authority

Yorkshire Dales National Park Authority

W: www.yorkshiredales.org.uk

Please note

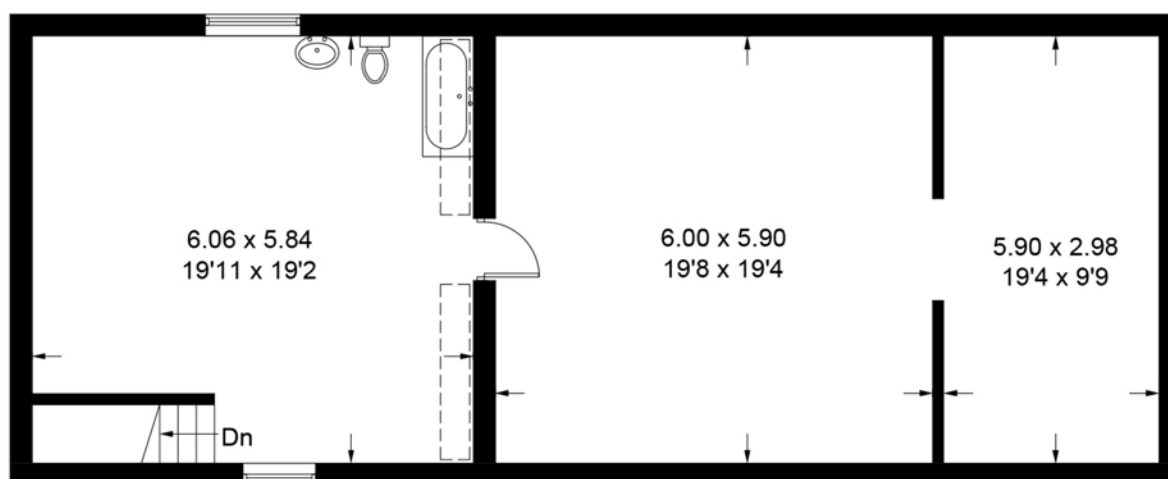
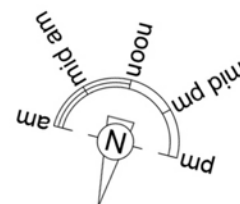
- Freehold, with vacant possession on completion

Money Laundering

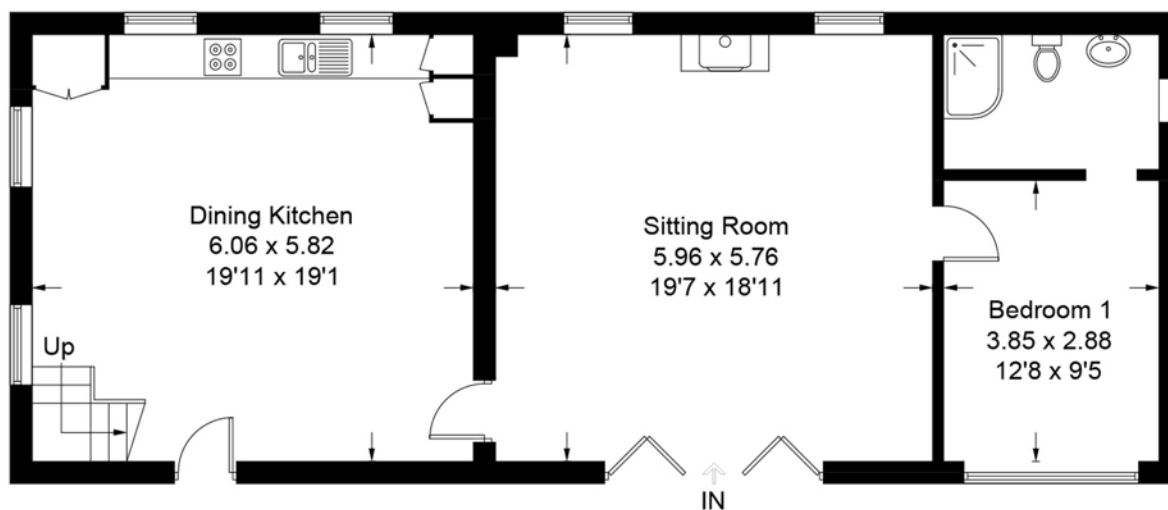
Prospective buyers should be aware that in the event that they make an offer for the property, they will be required to provide the agent with documents in relation to the Money Laundering Regulations; one being photographic ID, i.e. driving licence or passport and the other being a utility bill showing 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.

Kearstwick Grove, Kearstwick, LA6 2EB

Approximate Gross Internal Area
 181.7 sq m / 1956 sq ft



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID944459)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		96
(81-91) B		
(69-80) C	75	
(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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