



2 Lowgate
Kirkby Lonsdale | Carnforth | Lancashire | LA6 2FY

2 LOWGATE





Welcome to 2 Lowgate, Kirkby Lonsdale, LA6 2FY

An impressive contemporary house, built in 2020 by local developers of high repute Bowers & Norman to a design by Kirkby Lonsdale architects Wright Design Partnership. Lowgate comprises three individual and substantial residences, each one sited to retain privacy and command views. Effortlessly elegant with an emphasis on abundant natural light, flow and connection featuring show stopping and generous spaces; this is a wonderful house for modern family living or for a couple

wishing to spread out and embrace the luxury of space. With a bespoke interior the house has been finished to an exacting specification down to the smallest design decision, all elements exceptionally well considered and meticulously executed. This is a vision for modern living, in the heart of traditional Cumbrian market town with access to stunning open countryside on the doorstep.



Setting the scene

Going above and beyond expectation, this is a high specification house with smart technology designed to enhance and simplify daily operation, whether you are home or away.

Quality fittings have been incorporated such as aluminium/wood windows, remote control Velux roof lights fitted with rain sensors (in the reception hall and principal bedroom suite), security outer doors and solid internal timber doors, engineered oak flooring and staircase, Duravit sanitaryware having Geberit and Hansgrohe fittings, Porcelano tiling and a bespoke German kitchen from Schüller Next125. Lutron lighting has an imaginative design to offer both general and task specific illumination and includes LED downlighters and lighting circuits for lamps, the external lights are also fully programmable.

Every living space is hard wired to the property's server and the WiFi is controllable online as is the lighting, blinds and central heating with individual room thermostats. For security there is intercom entry on the front sliding gate which is capable of remote opening either part way for pedestrians or full width for vehicles, a RING video doorbell and general alarm. For your own access, the gate can be opened by calling ahead as you approach or by using a fob.

“ It's a very warm house, a combination of the high insulation values in the construction, the heating system and south facing aspect. We've enjoyed the flexibility of the different living spaces, whether it's just the two of us or we are hosting family and friends.





The grand tour

Restrained, elegant and refined, a totally modern home where airy spaces and abundant natural light, exacting finishes, a restful colour palette, clean lines and a thoughtful, practical layout all combine to create a vision for living that is at the same time uplifting, inviting and impeccably functional.

Reaching new heights, the show stopping double height reception hall makes an impactful first impression which flows into the open plan living space, a wonderfully sociable space that combines a well-equipped and extensive kitchen, a dining area and a light drenched seating area with floor to ceiling south facing windows. Ideal for entertaining, it's also the perfect family space with room for everyone to be independently occupied whilst remaining connected. Connection is the key theme of this impressive living space. Sweeping sight lines bring the outdoors in, walls of glazing and doors to the garden blur the boundaries and encourage an easy flow between inside and out.

Away from the open plan living area, there is a separate, generously proportioned sitting room, naturally light with a wall of glazing looking south, an intimate and cosy room with a wood burning stove.

Supporting the kitchen is a well-equipped utility room, through which is integral access to the double garage which has an electric roller door and a substantial mezzanine floor designed for easy access storage. For those looking to work from home there is a dedicated home office with an aspect to the gated entrance, ideal for welcoming visitors or deliveries.

And so to bed, there are five double bedrooms, two are ensuite and there is a house bathroom. One bedroom suite is on the ground floor, ideal for guests as it offers a degree of privacy away from the main family rooms. This bedroom has a private shower room with a large rainfall shower, vanity unit and WC.

Upstairs, the first floor rooms are all accessed by a striking frameless glass fronted gallery landing providing a dramatic aspect of the reception hall below. A storage cupboard is centrally located for bed linens and towel storage.

The principal bedroom suite has been designed to be a haven for rest with a spacious bedroom benefitting from a walk-through wardrobe with fitted open fronted storage and a dressing table, beyond this is a luxuriously appointed bathroom with elliptical bath, vanity unit, large rainfall shower and WC. There are three further double bedrooms, two of which have fitted wardrobes. The house bathroom has a double ended bath, a large rainfall shower, vanity unit and WC.

Beyond the townscape, the south facing rooms, garden and summer house all enjoy a captivating view of the rolling Barbon Fells and glimpses of Ingleborough, one of the famous Yorkshire Three Peaks.

Location

The attractive Cumbrian market town of Kirkby Lonsdale in the highly scenic Lune Valley is nestled between the Lake District and the Yorkshire Dales. It has traditionally appealed to those seeking easy access to the surrounding countryside without the busier atmosphere of the National Parks, while also serving as a convenient and welcoming stop off point for those journeying between Scotland and the south.

More recently, the town has developed into a considered choice and target destination with an expanding full and part-time population and growing tourist trade. The number of restaurants and cafés has increased, accommodation options have multiplied and the variety of independent shops has grown significantly.

The town is particularly popular with families, due to its highly regarded schools. Queen Elizabeth School (secondary) and St Mary's School (primary) are both within walking distance, while independent and co-educational Sedbergh and Giggleswick Schools are a comfortable daily commute.

With a strong sense of community, Kirkby Lonsdale offers a wide range of amenities, including medical and dental practices, an optician, pharmacy, Post Office, Booths supermarket, Spar convenience store, weekly market, award winning butchers, library and the well-used community venue, Lunesdale Hall.

For those who enjoy the outdoors, the town offers immediate access to a variety of walking, running and cycling routes within the picturesque Lune Valley, with the extended landscapes of Yorkshire Dales and the Lake District both within easy reach. Over and above this, there are opportunities for climbing, caving, wild swimming and sailing. Overall, it provides an excellent base for an active lifestyle while retaining the convenience and character of a small market town.

“ When we were looking to move house the town ticked a lot of our boxes on paper, and it hasn't disappointed; it's been a pleasure living here. We've enjoyed the convenience of being able to walk into town for shopping or to eat out. Kirkby Lonsdale has everything you need and a lovely community too. We can walk and cycle straight from the door on a variety of routes depending on whether we have all day to explore or a precious hour. When we want a change of scene, the Lakes and the Dales are perfect for a day trip.





















Step Outside

Arriving at the house, the electric sliding gate glides open with your advance phone call to reveal a generous parking and turning area. A gated path leads round to the main garden, situated at the back of the house with westerly panoramic views towards the Barbon Fells and Ingleborough. It's a sheltered area and with a south and west aspect it's a sunny one too as the sun moves round the garden throughout the day providing a choice of seating areas as the day progresses.

A stone flagged seating terrace runs along the rear of the house with total accessibility via a stone ramp, the terrace provides ample space for a various arrangements of both relaxed seating and dining furniture. The six-seater hot tub is positioned to take in the view with convenient access from the kitchen.

In the far corner of the garden is a summer house, a solid and elevated structure where external steps lead to a covered seating area to enable you to enjoy being outside whatever the weather. Enclosed with a glass balustrade to provide uninterrupted views, there are fell views to be enjoyed beyond the roofscape. The summer house itself has a picture window, electric heater and is a highly versatile space – home office, gym, studio, hobbies room.... the list could go on. It's far enough away from the house to provide a quiet and private room.

There are external hot and cold water taps, power points and lights.

FURTHER INFORMATION

On the Road

Sedbergh	11.3 miles
Kendal	13.2 miles
Lancaster	20.3 miles
Bowness on Windermere	21.3 miles
Preston	40.8 miles
Manchester	70.7 miles

Transport links

M6 J36	5.5 miles
Oxenholme railway station	9.9 miles
Manchester airport	80.2 miles
Liverpool airport	85.3 miles
Leeds Bradford airport	51.1 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.

Included in the Sale

Blinds and shutters, light fittings and domestic appliances as follows: two electric ovens and a warming drawer, five plate induction hob, extractor fan, full height larder fridge, full height freezer, dishwasher, all of which are Siemens. Quooker hot water tap and Dunavox temperature-controlled wine store. The hot tub is included in the sale. The free-standing washing machine and tumble dryer, both Bosch, are available by separate negotiation.

Like the look? Some pieces of furniture are available, please ask the Agents for details.

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.



Guide price £ 1,250,000

Westmorland and Furness | Council tax band G | Freehold

Services

Mains electricity, gas, water (metered) and drainage.

Daikin Hybrid air source heat pump incorporating a Daikin gas boiler system, laid underfloor with individual room thermostats.

10 solar PV panels (for own use with surplus sold back to the grid), Monsoon 350/150 mechanical heat recovery system and a Daikin air conditioning system.

Texcom alarm system, intercom on entrance gate and RING video doorbell.

Rolec electric car charging point.

Directions

what3wordshotspots.tinned.glimmers
Download the what3words App or go online for directions straight to the property.

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](https://www.ofcom.gov.uk)

Places to Eat

Informal dining, cafes and pubs

The Royal Hotel, Royal Barn, No.9, Avanti and Sun Inn amongst others in Kirkby Lonsdale
Lunesdale Bakery Café and artisan ice cream from The Milking Parlour, both lovely stops after a walk along the River Lune
The Highwayman, Burrow
The Lunesdale Arms, Tunstall
The Plough, Lupton

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 QESTudio, Kirkby Lonsdale
Giggleswick School and Sedbergh School (both independent)

Further Education

Kendal College
Lancaster and Morecambe College
Lancaster University
University of Cumbria

Sport and Recreation

The area is popular with cyclists with a multitude of quiet lanes and recognised routes locally.

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

Gyms and health clubs – Kirkby Lonsdale Rugby Club, Kirkby Lonsdale Health Club, LV Fitness Studio and TNT Fitness.

Leisure centres at Kendal, Lancaster University Sports Centre and 3-1-5 fitness centre, Lancaster.

Swimming – Capernwray Hall and Lune Valley Swimming Pool in Hornby.

Diving and open water swimming – Capernwray Diving Centre.

Golf clubs – Casterton, Kirkby Lonsdale, Kendal, Giggleswick, Silverdale, Lancaster and Morecambe.

Sailing and boating on Windermere, Coniston and Ullswater.

Sailing or windsurfing available through Killington Sailing Association.

National hunt racing at Cartmel.

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

Ribblehead Viaduct and the historic Settle to Carlisle Railway.

Great Walks Nearby

Right from the door the owners recommend a walk along the banks of the River Lune, it's part of the longer Lune Valley Ramble a delightful, recognised route of 16.5 miles tracing the course of the River Lune's lower reaches through some beautiful lowland countryside.

Ingleton Waterfalls Trail is a well-known and highly scenic circular route of five miles beginning and ending in the village.

On top of this there is much open countryside within reach for day trips including the National Parks of the Lake District (featuring the famous Wainwright's 214 Lakeland fells) and the Yorkshire Dales (including Yorkshire's Three Peaks, Ingleborough, Whernside and Pen-y-ghent) as well as the protected National Landscapes of the Forest of Bowland and coastal Arnsdale and Silverdale and the fabulous promenades at Morecambe and Grange over Sands to enjoy.

Things to do

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

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

Local historic properties to visit – Levens Hall, Leighton Hall, Sizergh Castle (National Trust), Holker Hall and Lancaster Castle.

RSPB Leighton Moss



Lowgate, Kirkby Lonsdale

Approximate Gross Internal Area 2992 sq ft - 278 sq m

Garage 388 sq ft - 36 sq m

Summer House 108 sq ft - 10 sq m

Mezzanine 151 sq ft - 14 sq m

Total 3639 sq ft - 338 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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Fine & Country Lancaster
19 Castle Hill, Lancaster, Lancashire, LA1 1YNX
01524 380560 | sales@fineandcountry-lakes.co.uk

