

5 ABBOTSGATE

£895,000

Kirkby Lonsdale, LA6 2JS

In an exceptionally convenient location, a spacious, modern detached property enjoying some lovely glimpses across to the Barbon Fells to the front.

Ticking all the boxes a family buyer will be seeking and possibly a few more besides. Recently extended with versatile and light accommodation comprising hall, cloakroom, a wonderful open plan living/dining kitchen, garden room, family/TV room/bedroom 4, integral double garage with utility area, large sitting room with covered balcony, three bedrooms, one with dressing area, two with en suites and a house bathroom. Ample driveway parking, front garden with lawns and flagged paths and to the rear, a home office and garden store, wooden gazebo, flagged seating terrace and terraced gardens laid to bark.

If you are seeking a family home within walking distance of everything this ever-popular Cumbrian market town has to offer, No 5 is definitely worth a look.





Balcony view

Welcome to 5 ABBOTSGATE

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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 National Landscapes and the Yorkshire Dales. This is where you'll find the sought-after market town of **Kirkby Lonsdale**, an ever popular choice with a wide range of 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, Booths supermarket, doctor's and dentists' surgeries, an optician and Boots Chemist all within short walking distance of Abbotsgate.

Gateway to the Lake District, the historic market town of **Kendal** (13.3 miles) and the Georgian city of **Lancaster** (17 miles via 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 properties in Kirkby Lonsdale is the **good schools** - within walking distance you'll find St Mary's primary school and highly-regarded 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 Sedbergh, (with the preparatory school at Casterton), Giggleswick and Windermere.

For those who enjoy the great outdoors - situated close to the Yorkshire Dales and Lake District National Parks as well as the Forest of Bowland National Landscape, the area provides a stunningly scenic and natural adventure playground for walkers, climbers, cavers, potholers, cyclists, riders, wild swimmers 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 as well as onto the A65 for travelling east into Yorkshire.

Letting the train take the strain - there are stations on the West Coast main line at Lancaster (17.6 miles) and Oxenholme (9.7 miles) with trains to Euston, Manchester (and airport), Birmingham, Glasgow and Edinburgh. If you need to commute to London 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 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 miles) Manchester (80.2 miles) and Liverpool (85.8 miles).

To find the property - from J36 of the M6 head towards Kirkby Lonsdale. After passing the Texaco garage on the right, take the next turning on the left onto Kendal Road and follow the road down, between the two schools. Continue past the left hand turnings to Harling Bank and Lowgate and take the next left onto Abbotsgate. No. 5 can be found on the left.

What3words reference: ///doghouse.exulted.wizzard







Perfectly proportioned for modern family living

Built in the early 1990s, 5 Abbotsgate is situated in a slightly elevated position enjoying lovely easterly views toward the Barbon Fells offering space, modernity, versatility and extremely light and bright rooms.

This detached property has recently been extended with the addition of a two storey extension at the rear to create a garden room to the ground floor and a principal bedroom to the first; the accommodation now provides a gross internal measurement of c. 2403 sq ft (223.3 sq m) including the integral garage.

Let us walk you round...

Come on into the specious **entrance hall**, off which is a two piece **cloakroom**.

There's a dual aspect **family/TV room**, which could be used as a fourth bedroom or home office (although there is an alternative for this which we'll come to later!)

The fabulous, sociable **living/dining kitchen** is the heart of the home and a great space for families. The contemporary kitchen is fitted with sleek base and wall units, matching table and integral appliances comprising two electric ovens, a steamer and separate warming drawer, a microwave and coffee machine (all Siemens), halogen hob with extractor, a dishwasher, full height fridge and freezer and a Quooker hot water tap. There are also south-facing picture windows to two walls allowing the natural light to flood in.

Bi-folding doors open up into the **garden room**, also with bi-folding doors opening up to the terrace providing the perfect entertaining space during the warmer months.

Off the hall, stairs lead down to the integral **double garage** with an electric up and over door, personnel door to the rear and a **utility area** with undercounter space for a washing machine and tumble drier.

Also off the hall, a short flight of stairs rises to generous **sitting room** with feature gas fire - a lovely light room, being triple aspect with glazed sliding doors out onto a **covered balcony** - the ideal spot to sit, enjoy morning coffee and take in the lovely easterly view across rooftops towards the church and the Barbon Fells beyond.

Another short flight of stairs rises to the landing with **built-in cupboard** providing excellent storage. Off here you'll find the principal suite with **walk-through dressing area** having a range of built-in wardrobes either side, **double bedroom** and a contemporary three piece **en suite shower room** with vanity wash basin.

Double **bedroom 2** has a square bay window as well as a three piece **en suite shower room** with skylight window. Single **bedroom 3** is currently used as a study and has wood panelling to one wall.

The good-sized **family bathroom** has an elliptical shaped bath and panelling to dado height.

Outdoor space

The drive provides **parking** for four cars. From the drive, a flagged path leads up to the front entrance and to the gardens with shrub borders.

The path continues around to the side with terraced gardens laid to bark. To the rear, there is a large flagged seating terrace with timber gazebo and a large **timber building** divided into two - the larger area provides a multi-functional space and is currently used as a **home office** with power, light, two windows and CAT 6 cabling and there's a useful **garden store**.

Services and specifications

- Mains electricity, gas, water and drainage
- Gas central heating
- Feature gas fire in sitting room
- Double glazing throughout
- 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.
- CAT 6 cabling to the external home office
- Moduleo flooring to the hall, living dining kitchen, garden room and sitting room
- Havwoods reclaimed wood feature walls in the cloakroom and study/bedroom
- External water tap
- External power points and lighting
- EV charger





The finer details

Council Tax

5 Abbotsgate is currently banded F for Council Tax purposes. Potential purchasers are advised to verify this information for themselves.

Local and Planning Authority

Westmorland & Furness Council

W: www.westmorlandandfurness.gov.uk

Please note

- Included in the sale: carpets, curtains and blinds, curtain poles, light fittings and integral appliances.
- 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.

5 Abbotsgate, Kirkby Lonsdale, LA6 2JS

Approximate Gross Internal Area = 223.3 sq m / 2403 sq ft
(Including Garage)

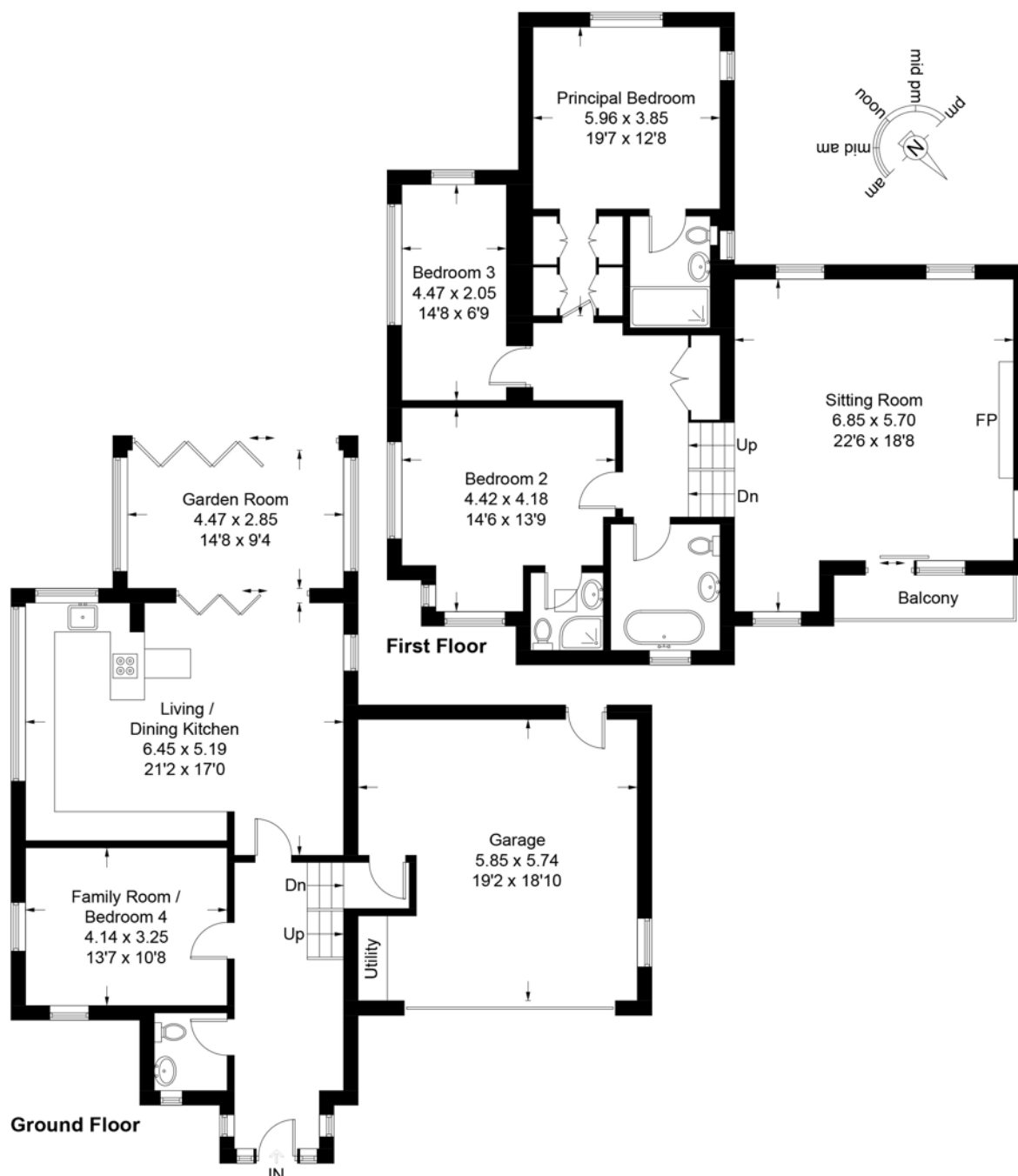


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1329427)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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