



Low Biggins

£495,000

11 Low Biggins, Carnforth, LA6 2DH

It would be easy to overlook this charming terraced cottage from its unassuming exterior, but those who take the time to view will be in for a real treat. Beautifully presented throughout, this deceptive three bedroom, two bathroom home offers characterful accommodation, delightful living spaces, a well-appointed kitchen, cottage garden, and parking for two cars, all with lovely views towards the fells beyond.

Low Biggins itself is a desirable hamlet just a short distance from Kirkby Lonsdale, positioned on the edge of the Yorkshire Dales and within easy reach of the Lake District National Park. With convenient access to the A65, the property is well placed for travel to Kendal, Skipton, and the M6, while being surrounded by beautiful countryside, and the nearby market town of Kirkby Lonsdale offers a range of independent shops, cafés, restaurants, and well-regarded schools.

Quick Overview

Charming Terraced Cottage
Deceptively Spacious Interior
Breakfast Kitchen & Utility
Well Appointed Throughout
Wonderful Cottage Garden
Countryside Location
Lovely Views to the Rear
Close to Local Amenities
Parking for Two Cars

Superfast Broadband Available



3



2



1



TBC



Superfast
Broadband*



Off Road
Parking

Property Reference: KL3732



Entrance Hall



Breakfast Kitchen



Living Area



Sitting Area

Stepping inside, the entrance hall provides a warm welcome with a useful W.C. and sink to the left, while an understairs cupboard to the right offers space for coats and shoes. The hall opens into the breakfast kitchen, a bright and sociable space with room for dining. The kitchen is fitted with a range of wall and base units with complementary worktops, tiled splashbacks, a one-and-a-half sink with drainer, and a five-ring hob with extractor over. Integrated appliances include an oven, microwave, fridge/freezer and dishwasher.

Double patio doors lead directly out to the garden, while an inner door opens into the utility room, complete with additional worktop space, room for undercounter appliances, and a rear door to the outside.

The cottage garden is a delightful outdoor retreat, featuring a patio seating area, raised beds, mature shrubs, and attractive planting. To the rear, there is a further patio, useful outhouse storage, and parking for two vehicles.

Back inside, a door from the kitchen opens into the generous open-plan living room, currently arranged as a cosy sitting room. A woodburning stove creates a wonderful focal point, complemented by front aspect windows and ample space for both living and dining furniture.

To the first floor are three double bedrooms and a study. Bedroom one enjoys beautiful rear-facing views across the fells, integrated wardrobes, and an en-suite shower room comprising shower, W.C., and sink. Bedroom two is another generous double with rear aspect views, while bedroom three overlooks the front. A separate study with Velux window provides an ideal work-from-home space.

The family bathroom is fitted with a four-piece suite including bath, separate shower, W.C., and hand wash basin.

Overall, this is a wonderfully deceptive cottage full of charm and character, offering flexible accommodation in a sought-after rural setting.

Accommodation with approximate dimensions:

Ground Floor

Breakfast Kitchen 15' 1" x 13' 0" (4.6m x 3.96m)

Utility 4' 5" x 5' 11" (1.35m x 1.8m)

Living Room 14' 7" x 14' 10" (4.44m x 4.52m)

Sitting Room 10' 0" x 11' 6" (3.05m x 3.51m)



Breakfast Kitchen



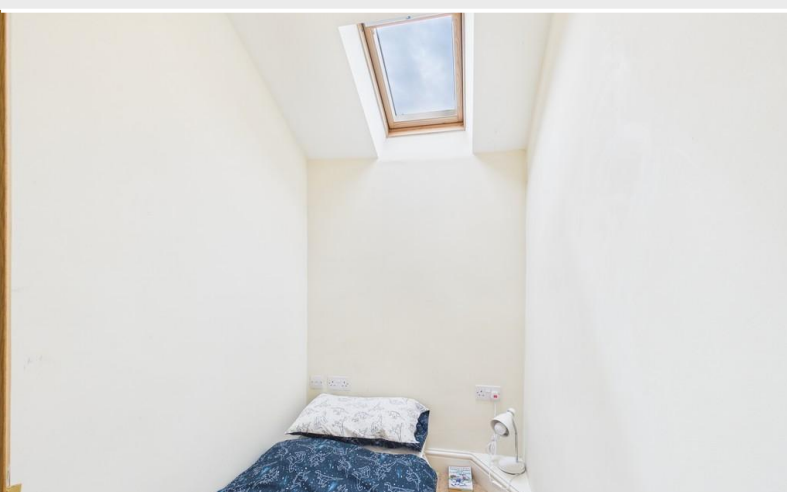
Living Area



Bedroom Two



Bedroom Three



Study



Bathroom

First Floor

Bedroom One 13' 7" x 9' 9" (4.14m x 2.97m)

Bedroom Two 11' 1" x 15' 4" (3.38m x 4.67m)

Bedroom Three 9' 6" x 9' 11" (2.9m x 3.02m)

Study 4' 4" x 7' 8" (1.32m x 2.34m)

Property Information

Parking

A shared access driveway with No.10 leads to two parking spaces at the rear of the property.

Tenure

Freehold (Vacant possession upon completion).

Services

Mains gas, water, drainage and electricity.

Energy Performance Certificate

The full Energy Performance Certificate is available on our website and also at any of our offices.

Viewings

Strictly by appointment with Hackney & Leigh.

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Bedroom One



En Suite



Garden



Garden

Request a Viewing Online or Call 015242 72111

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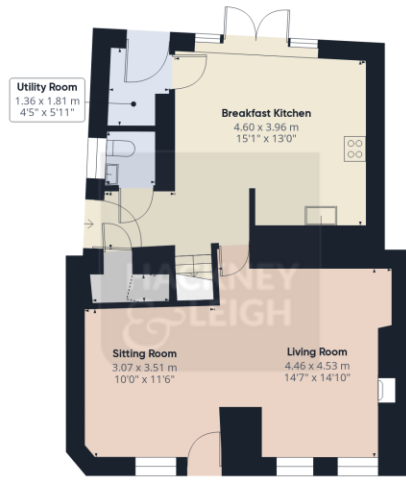


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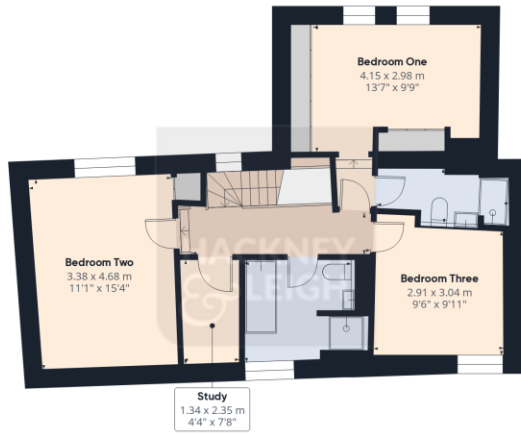
Hackney & Leigh Ltd 3 Market Square, Kirkby Lonsdale, Lancashire, LA6 2AN | Email: kirkbysales@hackney-



Floor 0

Approximate total area⁽¹⁾
116 m²
1248 ft²

Reduced headroom
0.8 m²
9 ft²



Floor 1

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



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