



 Bridge House



Bridge House

1 Fairview, Kirkby Lonsdale, Carnforth, Cumbria, LA6 2HF

An exceptional detached residence in a superb location. The property is beautifully positioned within its generous gardens and enjoys magnificent views over the surrounding countryside.

The attention to detail is impressive with a flexible layout. On the ground floor is an excellent fitted kitchen/dining room, the living room enjoys fabulous uninterrupted countryside views. French doors open to a large terrace with access to the garden. Upstairs is the main bedroom with en-suite, four further bedrooms and house bathroom. On the lower ground floor you will find a second sitting room. This room would be ideal as a home office, music room, games/entertainment space or simply a child's play area. Completing the picture is an integrated double garage along with private landscaped garden and off road parking.

Quick Overview

- Splendid Detached Home
- Five Bedrooms and Two Bathrooms
- Double Garage with Off Road Parking
- Landscaped Gardens Adjoining Open Fields
- Flexible Living Space for all the Family to Live/Work or Play
- A Real Opportunity to Create a Perfect Family Home
- A Short Walk into the Centre of Kirkby Lonsdale
- Close to all Local Amenities
- Superfast Broadband Available





Location

This attractive detached property is located within the popular market town of Kirkby Lonsdale. Sitting in a pretty position, Bridge House is within walking distance of the town centre and enjoys far reaching countryside views.

Bridge House is versatile and enjoys spacious living space seldom found in homes today! For those looking for a family home close to local amenities and an outstanding secondary school. This is a must to view!

Those that do decide to view will park on the drive at the front of the house and will at once begin to appreciate this large family home that offers well-balanced five-bedroom accommodation in this sought after market town.

Kirkby Lonsdale has been voted one of the top places to live in the North West of England for the fourth year in a row. With its range of independent shops, restaurants and bars, it is the ideal base from which to explore the surrounding spectacular countryside. The town is famous for John Ruskin View and Devils Bridge. The river 'Lune' runs through the town providing a lovely circular walk for all.

The M6 is a short 10-minute drive away to Junction 36, providing easy access to Southern and Northern parts, as well as local towns such as Kendal and only 20 Miles to the ever popular Lakes District National Park.

Welcome

The entrance hall sets the scene for what awaits those who view. A panelled door with two full height side panes allow plenty of light to flood into the welcoming hallway with its attractive solid oak flooring and open staircase that leads to the first floor. Having that all important downstairs cloakroom with plenty of space to hang coats and store shoes/boots and a handy WC opposite.





Wine, Dine & Entertain

Specifications

Breakfast Kitchen
15' 7" x 11' 9" (4.75m x 3.58m)

Dining Room
12' 9" x 10' 6" (3.89m x 3.2m)

From the Entrance Hall you will find the wonderful Breakfast Kitchen and Dining Room. There are a range of hand crafted base and wall units with complementary black granite work top with inset one and a half bowl stainless steel sink with mixer tap.

There is a opening between the Kitchen and the Dining Room creating the perfect space for entertaining friends and family. Integral Bosch appliances include a fridge and freezer, oven and grill at eye level and a four ring induction hob with extractor fan above.



Cosy Living

The sitting room is not one to be missed, including a feature marble fire surround with raised hearth housing a living flame coal effect gas fire. French doors with a Juliet balcony open up to take advantage of the splendid views and patio doors lead out to the garden terrace. The lower ground floor hallway has fitted cupboards with shelf space and a handy under stairs cupboard.

The living room would be ideal as a home office, music room, games/entertainment space or simply a child's play area. A warm and welcoming feel, thanks to the multifuel stove set on a flagged hearth with stone lintel above, perfect for those cooler evenings. The French doors lead out to the garden.

Specifications

Sitting Room

18' 6" x 13' 7" (5.64m x 4.14m)

Living Room

18' 2" x 13' 2" (5.54m x 4.01m)





Bedrooms Galore

Specifications

Bedroom One
17' 5" x 17' 3" (5.31m x 5.26m)

Bedroom Two
12' 8" x 10' 7" (3.86m x 3.23m)

Bedroom Three
11' 9" x 10' 6" (3.58m x 3.2m)

Bedroom Four
13' 8" x 9' 7" (4.17m x 2.92m)

Bedroom Five
13' 7" x 8' 7" (4.14m x 2.62m)



The first floor level boasts a splendid galleried style landing with a large storage cupboard which houses the hot water cylinder. There is a large partially floored attic, accessible via a hatch and sliding ladder. Off the landing is a useful laundry room with worktop, stainless steel sink and space for a washing machine and dryer.

The main bedroom has an excellent range of matching fitted furniture including deep wardrobes, chest of drawers and dressing table. The en-suite shower room is well fitted with a three piece suite including shower with waterfall shower head and separate handheld shower attachment, vanity unit with wash hand basin and WC, complete with attractive feature tiling and underfloor heating. There are a further four bedrooms, all of which have splendid views. The house bathroom can be found at the end of the landing and comprises; a luxury freestanding bath, shower cubicle, wash hand basin, WC and complimentary tiled walls.







Outside

The gardens wrap round the house and have been designed and landscaped by the vendors. The sun terrace to the side, running the full length of the house, is ideal for outdoor entertaining and a very special place to sit and soak up the uninterrupted over open fields and rolling hills. The garden is well tended with lawns, box hedge borders and clipped box balls. Steps from the terrace lead down to a lower garden area with flower beds and borders planted with a variety of colourful shrubs and plants including mature trees.

Completing the picture is a large integrated double garage with up and over doors and light and power. An early viewing is highly recommended to appreciate the charm and versatility of this property.

Important Information

Services:

Mains gas, water, drainage and electricity.

Council Tax Band :

South Lakeland District Council - Band G

Tenure:

Freehold. Vacant possession upon completion.

What3Words:

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Energy Performance Certificate:

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



Fairview, Kirkby Lonsdale, Carnforth, LA6

Approximate Area = 2477 sq ft / 230.1 sq m (excludes shed)
Garage = 292 sq ft / 27.1 sq m
Total = 2769 sq ft / 257.2 sq m
For identification only - Not to scale



LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



Directions

Bridge House, 1 Fairview, Kirkby Lonsdale, Carnforth, Cumbria, LA6 2HF

From the Market Square, proceed up New Road and down Mitchelgate, bearing left at the bottom. Proceed up Fairbank and take the second entrance to Fairgarth Drive, turn right at the bottom of the hill and then taking the first right on to Fairview with Bridge House immediately on the left.

Viewings

Strictly by appointment with Hackney & Leigh
Kirkby Lonsdale Office.

To view contact our Kirkby Lonsdale office:

Call us on 015242 72111

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