



Cowan Bridge

£600,000

Phillips House , Cowan Bridge, Carnforth, LA6 2HS

Originally built in the 1950s, Phillips House has undergone an extensive and sympathetic program of refurbishment in recent years, with all the comforts of 21st Century living. Located in the village of Cowan Bridge just 2 miles from Kirkby Lonsdale. The location provides for excellent schooling in the form of the Queen Elizabeth School in Kirkby Lonsdale, Sedbergh, Casterton and Giggleswick all within easy reach. Phillips House is also well placed for travel and commuting being close to the A65 and a short drive to the M6 motorway or, for those that work from home, the home office with hyper-fast B4RN internet connectivity will be ideal for you.

An easy to manage layout with excellent fitted kitchen/diner, utility, living room with sun room and home office to the ground floor. On the first floor there are four good-sized bedrooms, one with ensuite and a family bathroom. The generous well balanced accommodation enjoys a superb walled family garden; being private, well screened and secure whilst enjoying good easy parking with access through electric gates and single integrated garage.



4



2



2



E



Hyper-Fast
Broadband



Off Road
Parking

Quick Overview

Detached Family Home

Four Bedrooms and Two Bathrooms

Flexible Living Spaces

Modern Fitted Kitchen and Utility

Extensive Grounds, Large Lawn Garden & Patio

Integrated Single Garage

Tastefully Modernised

Within The Village of Cowan Bridge

2 Miles from the Popular Market Town of Kirkby
Lonsdale

B4RN Hyper-Fast Broadband Connectivity

Property Reference: KL3442

Property Overview

The electric wrought iron gates sit within attractive stone posts and lead onto the private drive. On approach to the property, granite steps lead to the attractive glazed and French Oak framed entrance porch. Stepping in from the porch which offers excellent hanging and boot space into the warm and welcoming entrance hall, those that view will begin to appreciate the current owners' immaculate taste for presentation and décor.



Kitchen/Dining Room



Living Room



Kitchen/Dining Room



Office

On the left you will find the superb breakfast kitchen/dining room, a dual aspect allows for a bright and welcoming room with space for a dining table and chairs for a more informal dining setting as an alternative to the breakfast bar. The kitchen comprises a range of shaker style units finished with solid Quartz worktops. Fitted appliances include a 4 ring induction hob with extractor over, oven with microwave/grill above, dishwasher, fridge and freezer. Practically, there is also an adjoining utility room with W.C. giving access to the integral single garage, with space for a washing machine and also housing the newly installed (2023) Worcester boiler.

The living room is filled with natural light from large windows over looking the garden and the multi fuel burner set on stone hearth is perfect for those cooler evenings. The living room leads nicely to the sun room which showcases French oak woodwork and bifolding doors that lead onto the garden at the rear. In addition to the living room, there is also a home office which is perfect for those who work from home or is an ideal snug, play room or would lend itself perfectly as a formal dining room.

Ascend to the first floor where you will find a spacious landing with an airing cupboard, handy for storing linen and towels. There are three double bedrooms and a generous single bedroom. The master bedroom benefits from fitted wardrobes, dual aspect windows and a luxury ensuite which briefly comprises a shower, vanity sink unit, WC and luxury Italian porcelain tiling to finish.

Bedroom two also has fitted wardrobes whilst bedroom three provides enviable countryside views and bedroom four, currently a dressing room and has a window to the side aspect.

The family bathroom includes a fitted bath with shower over and atmospheric under lighting, vanity sink unit and W.C. complete with Italian porcelain tiling.



Kitchen/Dining Room



Living Room



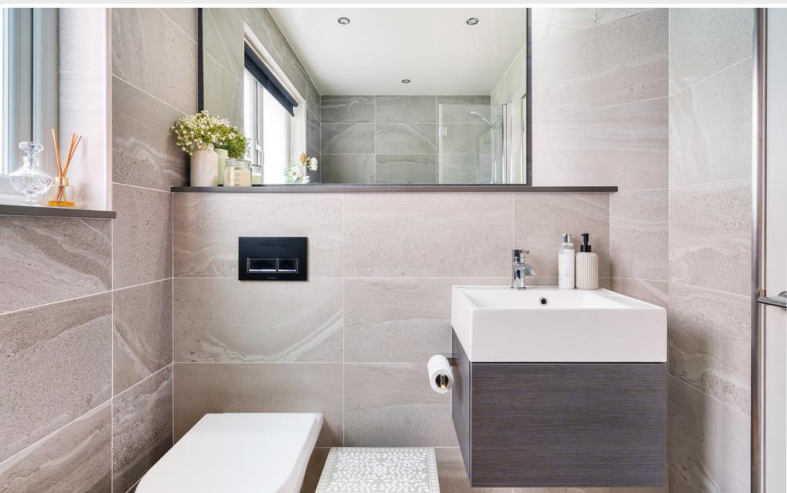
Bedroom Three



Bedroom Two



Bedroom Four/Dressing Room



Bathroom

Location

Philips House is located in the small village of Cowan Bridge, the property itself sits away from the main road and is surrounded by idyllic countryside. Cowan Bridge has a convenient village shop with its own tea room, there is also a gym, barbers and physio, the village is just 2 miles from the popular market town of Kirkby Lonsdale.

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 Ruskins 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.

To find Philips House from Kirkby Lonsdale take the A65 towards Ingleton; on entering Cowan Bridge turn right opposite the village shop and the entrance to Philip House is on your right.

Accommodation (with approximate dimensions)

Ground Floor

Kitchen/Dining Room 22' 7" x 9' 11" (6.88m x 3.02m)

Utility 8' 10" x 4' 10" (2.69m x 1.47m)

Living Room 24' 3" x 14' 11" (7.39m x 4.55m)

Sun Room 13' 5" x 10' 9" (4.09m x 3.28m)

Office 12' 0" x 9' 4" (3.66m x 2.84m)

First Floor

Bedroom One 14' 4" x 11' 11" (4.37m x 3.63m)

Bedroom Two 11' 10" x 11' 1" (3.61m x 3.38m)

Bedroom Three 13' 7" x 9' 5" (4.14m x 2.87m)

Bedroom Four 9' 7" x 8' 8" (2.92m x 2.64m)

Garage 16' 1" x 11' 2" (4.9m x 3.4m)

Integrated single garage with up and over door, also having light and power.

Parking

Tarmacked drive with ample parking for several cars.

Garden

The gardens extend mainly to the side and rear with a substantial level lawn bounded by a stone wall. There is a patio area which can be accessed from the living room and enjoys a sunny aspect, the perfect place to sit on a summers evening.



Bedroom One



En-Suite



Rear Aspect



Garden



Services

Mains electric and water. Private septic tank drainage. Oil central heating.

Council Tax

Lancaster City Council - Band E

Tenure

Freehold. Vacant possession upon completion.

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 Kirkby Office.

What3Words:

///giraffes.jars.explains

Meet the Team

Richard Harkness M.R.I.C.S

Sales Manager

Tel: 015242 72111
Mobile: 07971 911357
richardharkness@hackney-leigh.co.uk



Keira Evans

Property Valuer

Tel: 01539 729711
Mobile: 07469 857687
keiraevans@hackney-leigh.co.uk



Claire Scaife

Sales Team

Tel: 015242 72111
kirkbysales@hackney-leigh.co.uk



Matilda Stuttard

Sales Team

Tel: 015242 72111
kirkbysales@hackney-leigh.co.uk



Michael Neal

Viewing Team

Tel: 015242 72111
kirkbysales@hackney-leigh.co.uk



Naomi Price

Viewing Team

Tel: 015242 72111
kirkbysales@hackney-leigh.co.uk



Viewings available 7 days a week including evenings with our dedicated viewing team
Call **015242 72111** or request online.



[Book Online Now](#)



Need help with **conveyancing**? Call us on: **01539 792032**



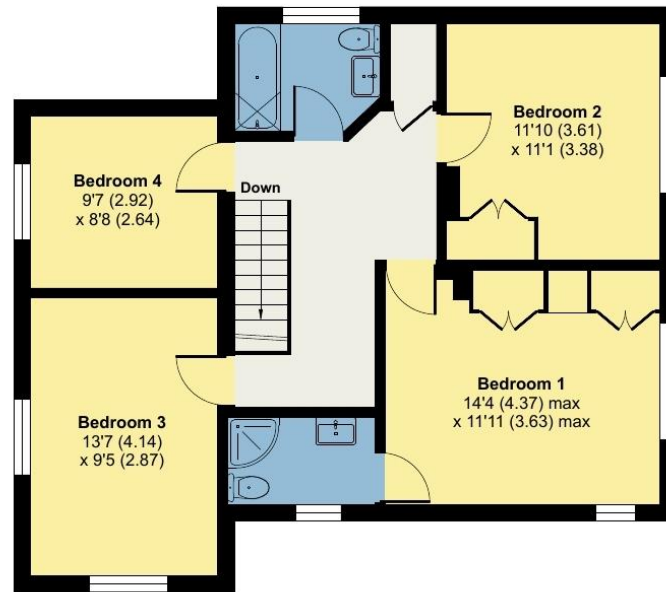
Can we save you money on your **mortgage**? Call us on: **01539 792033**

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

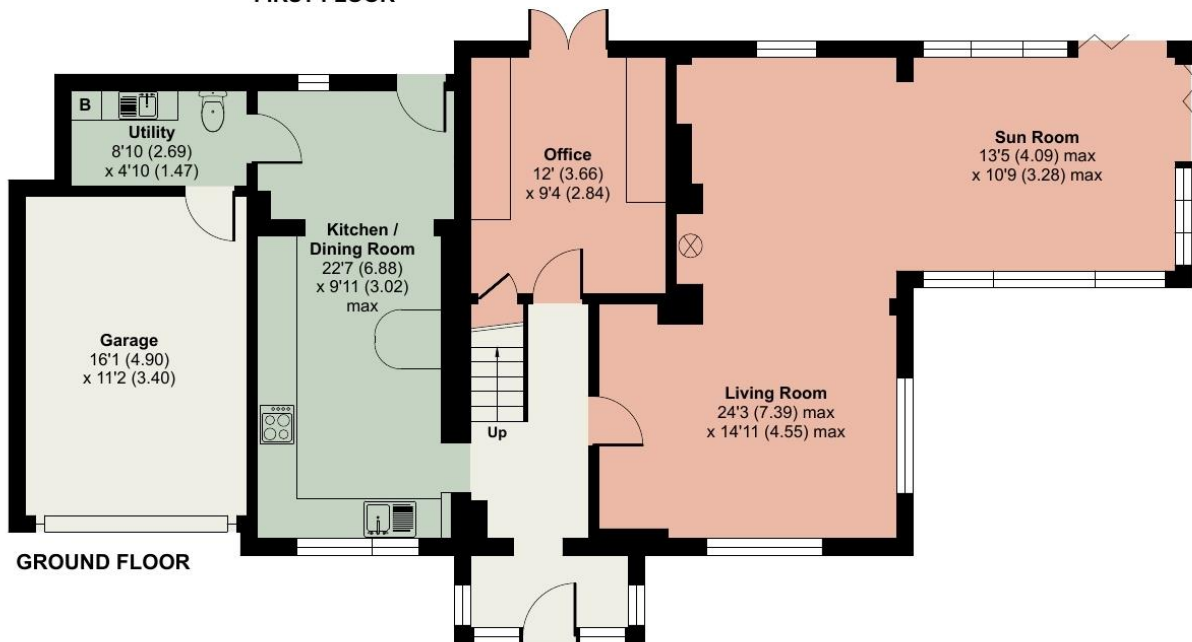
Cowan Bridge, Carnforth, LA6

Approximate Area = 1950 sq ft / 181.1 sq m (includes garage)

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2023. Produced for Hackney & Leigh. REF: 1023344

A thought from the owners... "A beautiful family home nestled in the countryside, with a secure private 'sun-trap' garden ideal for pets and children. Extremely friendly neighbours, excellent village amenities and with Kirkby Lonsdale only a few minutes drive away, this is a superb place to live."

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 17/08/2023.

Request a Viewing Online or Call 015242 72111