



# Low Biggins

£460,000

Lowes Cottage, Low Biggins, Carnforth, LA6 2DH

Welcome to Lowes Cottage, a delightful three bedroom, semi detached home, set on the fringe of the popular market town of Kirkby Lonsdale, within the hamlet of Biggins. Boasting countryside views and a generous plot, this wonderful family home is ready and waiting for the new buyers to call it their own.

Lovingly maintained throughout, Lowes Cottage offers a cosy living room, dining/kitchen and conservatory to the ground floor, along with two double bedrooms and a modern four piece bathroom to the first floor. Converted by the current owners, the second floor presents an ideal main bedroom with scope to transform into a peaceful haven, or great as an office or games room to suit the new purchasers requirements.

## Quick Overview

- Delightful Semi Detached Home
- Three Bedrooms & One Bathroom
- Generous Living Spaces
- Dining Kitchen & Conservatory
- Peaceful Countryside Location
- Close Access to Local Schools & Transport Links
- Countryside Views
- Gardens to the Front & Rear
- Detached Garage & Off Road Parking
- Ultrafast Broadband Available



3



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D



Ultrafast  
Broadband\*



Off Road  
Parking

Property Reference: KL3576





Living Room



Dining Room



Kitchen



Conservatory

### Property Overview

Step into the entrance porch where there is ample space for storing coats and kicking of muddy shoes. Leading on into the hallway, there is access to the ground floor living spaces and stairs to the first floor.

Firstly, you are welcomed into the living room; a generous space with front aspect windows flooding the room with light, with a feature coal effect fire setting the tone for those cooler evenings. Continuing along the hallway, you will find the kitchen/dining room, with access into the conservatory creating a great entertaining space.

The kitchen itself is fitted with wall and base units, complementary work tops and upstand, a one and a half stainless steel sink with drainer and space for a fridge and plumbing for a washing machine. Integrated appliances include a Lamona oven with four ring hob and extractor over. With space for a dining table the dining area provides a family space to enjoy meals, and is ideal for hosting special occasions. A door opens into the conservatory, creating a wonderful additional living space with patio doors opening into the garden.

Follow the stairs to the first floor where you will find the first two bedrooms and family bathroom. Bedroom two is a double bedroom to the rear aspect, making the most of the countryside views, whilst bedroom three, also a double room, overlooks the front aspect, with both bedrooms enjoying ample space for additional furniture as desired.

The family bathroom, updated by the current owners, comprises a modern four piece suite with a freestanding bath and hand held shower attachment, a corner shower, vanity sink unit and W.C. Completing the picture is the wood effect flooring and wonderful views stretching to the rear.

Finally, ascend to the second floor, converted by the current owners and currently used as an office space with the potential to be an ideal main bedroom, games room or study space for those who work from home. With Velux windows to the rear aspect and ample eaves storage, this space also enjoy feature beams creating a character feel.

Externally, the property boasts gardens to the front and rear with paved patio areas and landscaped lawns, ideal for outdoor entertaining where children and pets can play.





Living Room

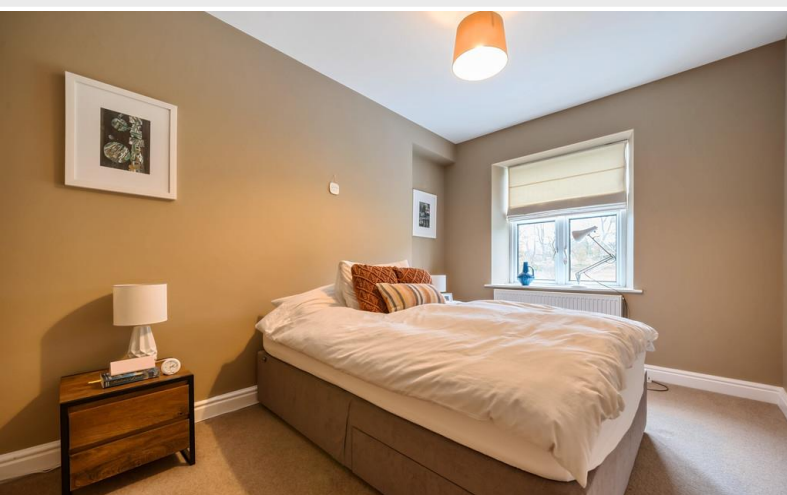


Conservatory

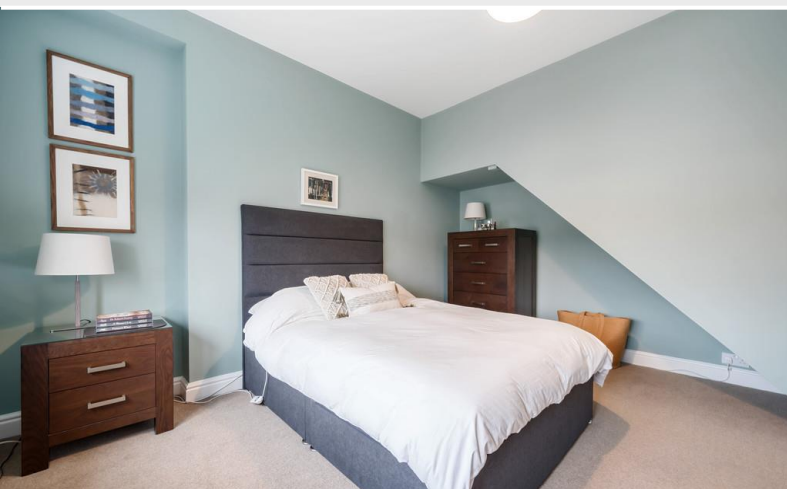




Bedroom One/Office



Bedroom Two



Bedroom Three



Bedroom Three

## Accommodation with approximate dimensions

### Ground Floor

Living Room 13' 1" x 12' 1" (3.99m x 3.68m)

Kitchen/Dining Room 18' 9" x 13' 1" (5.72m x 3.99m)

Conservatory 14' 5" x 8' 5" (4.39m x 2.57m)

### First Floor

Bedroom Two 13' 1" x 9' 11" (3.99m x 3.02m)

Bedroom Three 13' 4" x 12' (4.06m x 3.66m)

### Second Floor

Bedroom One/Office 17' 10" x 16' 11" (5.44m x 5.16m)

Outside W.C. 5' 5" x 3' (1.65m x 0.91m)

Coal Store 5' 5" x 3' (1.65m x 0.91m)

Garage/Workshop 29' 1" x 9' 6" (8.86m x 2.9m)

### Parking

A driveway provides off road parking for two to three cars.

### Services

Mains gas, water, drainage and electricity.

### Council Tax

Westmorland and Furness Council. Band D.

### 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 Location ///codes.havens.pairings](http://codes.havens.pairings)



Bedroom One



Bathroom





Garden



Garden

Request a Viewing Online or Call 015242 72111



## Meet the Team

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# Low Biggins, Carnforth, LA6

Approximate Area = 1357 sq ft / 126 sq m

Limited Use Area(s) = 144 sq ft / 13.3 sq m

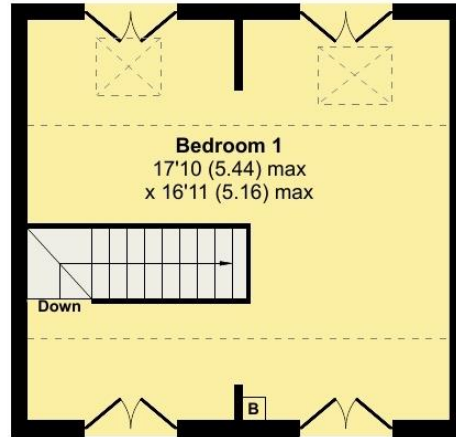
Garage = 275 sq ft / 25.5 sq m

Outbuildings = 35 sq ft / 3.2 sq m

Total = 1811 sq ft / 168 sq m

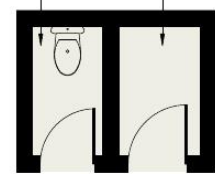
For identification only - Not to scale

Denotes restricted head height

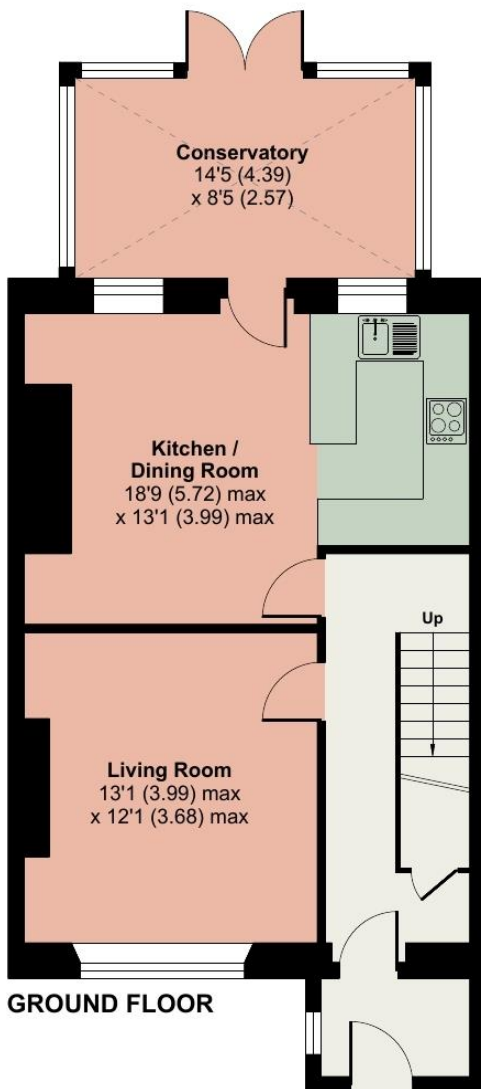


SECOND FLOOR

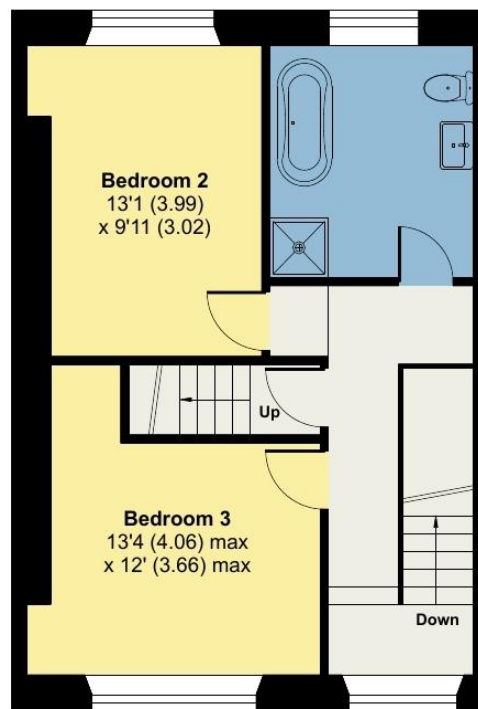
5'5 (1.65) x 3' (0.91) Coal Store  
5'5 (1.65) x 3' (0.91)



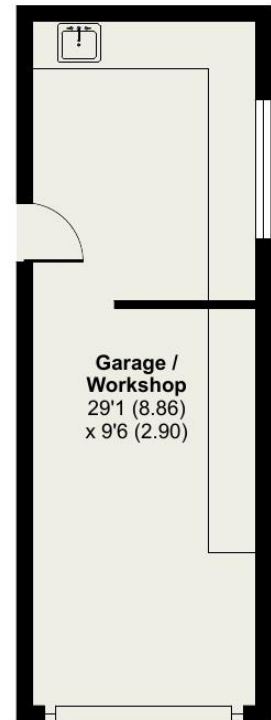
OUTBUILDING 1 / 2



GROUND FLOOR



FIRST FLOOR



Garage / Workshop  
29'1 (8.86) x 9'6 (2.90)



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hackney & Leigh. REF: 1210467

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