

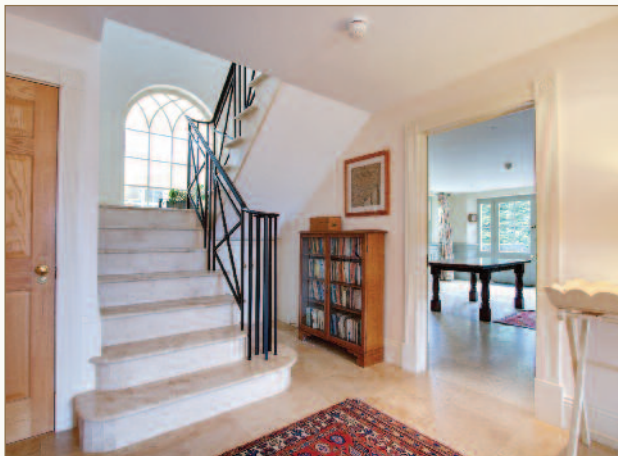
LONSDALE HALL

HIGH BIGGINS
KIRKBY LONSDALE



savills





LONSDALE HALL

HIGH BIGGINS • CARNFORTH • LANCASHIRE • LA6 2NP

Stunning contemporary home in classical Georgian style with breath-taking views over the Lune Valley

Kirkby Lonsdale: 1 mile, Oxenholme: 10 miles, Kendal: 12.5 miles, Lancaster: 14 miles, Bowness on Windermere: 21 miles, Leeds: 60 miles, Manchester: 70 miles, Liverpool: 74 miles

5 Principal Bedroom Suites • Guest/Staff Apartment (2 Further Bedrooms) • 6 Bathrooms
4 Reception Rooms • Living Dining Kitchen • Swimming Pool/Gym/Games Room
Changing Room with Shower • Study/Office with Storage • Range of Cellar Rooms • Wine Cellar
Triple Under-Croft Garaging • Plant Room

Garden House • Tree House

Parkland Gardens • Lake • Cobbled Driveway • Small Paddock • Soft Fruit Area

About 3.75 acres

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SITUATION

Set on the edge of the small hamlet of High Biggins, on the rural fringe of Kirkby Lonsdale, Lonsdale Hall enjoys uninterrupted views over the Lune Valley to majestic Ingleborough.

The hamlet and nearby Kirkby Lonsdale are delightful, with charming stone cottages and houses in the Lune Valley vernacular, independent specialist shops, a Booths supermarket and sports clubs including Rugby, Tennis and Hockey. The area is indeed renowned for outdoor leisure with cycling, running and walking in some of the country's most spectacular scenery. The nearby River Lune offers Fishing, Canoeing and Swimming about 1.5 miles away and of course there is sailing in the Lake District or off the coast.

Local golf courses include the 18 hole Kirkby Lonsdale club and 9 hole Casterton Golf course.

High Biggins is well placed for access to many of the areas excellent schools in both the private and state sectors. Outstanding Queen Elizabeth School in Kirkby Lonsdale is augmented by Sedburgh, about 12 miles away and Lancaster Boys Royal Grammar and Girls Grammar Schools about 14 miles.

The property lies only around 5 miles from Junction 36 of the M6 and 10 miles from Oxenholme train station placing London Euston 2hrs 40mins away with Manchester about 1hr 15mins.

There are a number of excellent restaurants, bistros and pubs within striking distance, some in Kirkby Lonsdale itself, within walking or cycling distance.

DESCRIPTION

Lonsdale Hall is a fascinating contemporary homage to the Georgian era. Beautifully created using the finest of materials and craftsmanship and employing precise proportions to provide the elegance of the era with all one would expect of a 21st Century home. This includes hyper-fast Internet connection via the B4RN network providing 1,000Mbps FTTH broadband, the world's fastest rural broadband.

Spacious, naturally illuminated living areas, high ceilings and wonderful detailing with the principal rooms arranged to take full advantage of the breath-taking rural views over the Lune Valley towards Ingleborough. This is an exceptional and traditional country house without the liabilities of a period property.





The house is only matched by the setting. Rolling parkland with specimen trees, a small lake and super outside entertaining space including a substantial tree house and a large garden house with a wood-burning stove.

The under-croft triple garage lies off a cobbled driveway with the lower ground floor incorporating a wine cellar, workshop, plant room and storage rooms.

ACCOMMODATION

Stone steps lead up to the portico entrance with double doors opening to the reception hall. Double doors open to the drawing room to the left with three traditional shuttered sash windows and a beautiful stone fireplace with a wood-burning stove. Wainscot panelling and fitted library shelving with cupboards below round off this impressive room.

The formal dining room lies across the hall, again features matching windows, double doors, a stone fireplace with a wood-burner and has a second service door to the main hall.

Three steps lead up to the inner hall area with the traditional staircase in limestone with an elegant wrought iron balustrade. Limestone flooring extends throughout and there is a cloakroom with a w.c.

The family entrance hall is a splendid reception area and features a large stone fireplace with a wood-burning stove, wainscot panelling and leads to the living kitchen. With stone steps leading up from the parking area and a former doorway to the staff suite, this is the main day to day entrance for the family.

The living kitchen is simply superb, with a large lantern roof and Burlington slate surfaces, Travertine flooring, a double AGA and a large island with a step down to the sitting/dining area. This is a wonderfully light area with full width glazing and a triple aspect, wide oak board flooring and French doors to the terrace and fabulous views over the parkland gardens.

A comfortable snug lies off with a dual aspect and a wood burning stove and a French door to the side terrace.

The leisure area is approached via the inner hall and adjoins the main terrace with French doors. This is a multipurpose area currently used as a gym and games room. The oak floor has been installed to cover the swimming pool and could be permanently removed should buyers wish to re-instate the pool. The suite includes changing rooms with a steam shower and bathroom facilities also accessed off the inner hall.

Off the family hallway there is a good sized boot room beyond which is the access door to the staff apartment. Previously self-contained and easily re-instated, this now forms a two bedroomed guest suite with a bathroom and a laundry room, formerly offering a kitchen, sitting room, bedroom and bathroom.

There are five first floor bedroom suites, all generously proportioned, three with shower rooms and the guest and master suites having full bathrooms. The views from the principal bedrooms are wonderful and all the bathrooms are well appointed with contemporary classical white suites.

The second floor provides a sixth bedroom or home office away from distractions and includes useful under eaves storage rooms and fitted cupboards.

The lower ground floor houses the triple garage and wine cellar, currently used as a darkroom, a gardener's toilet and storage. There is a separate plant room with external access and the swimming pool plant. The garden workshop has double doors and two cellar storage rooms off.

Within the gardens there is a Hartley Botanic greenhouse and a vegetable area, a second driveway access for party guest parking and a plethora of specimen trees, rolling lawns and a small lake overlooked from a tree house with an elevated walkway. A substantial garden house is perfect for entertaining with a wood fired stove and ideal for a second home office area if preferred.





FEATURES INCLUDE:

- Contemporary house in exquisite period architectural style
- Panoramic views over the Lune Valley to Ingleborough
- Set in 3.75 acres of parkland gardens
- About 7,500 sq ft to the main house – about 8,500 sq ft in total
- Hyper fast B4RN Broadband connection
- Leisure suite with gym/games room/indoor swimming pool
- Separate guest/staff suite
- Traditional working fireplaces and wood-burning stoves
- Window shutters to principal rooms
- Oak and Travertine marble flooring
- Triple under-croft garage, wine cellar, workshop & storage
- Classically stylish country house décor
- Double glazed sash windows
- Under-floor oil-fired heating to ground and first floor
- Tree House and Garden House
- Integrated security and audio

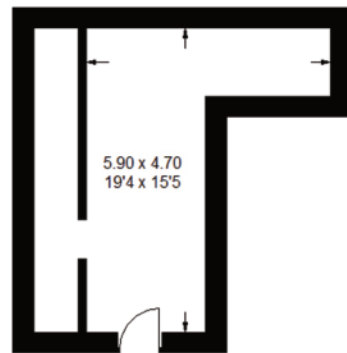




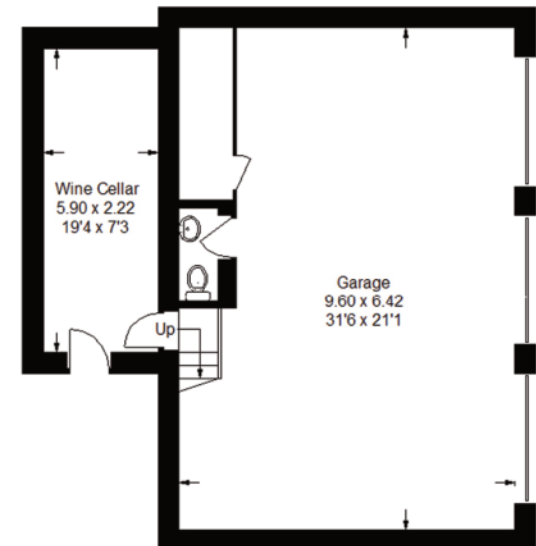
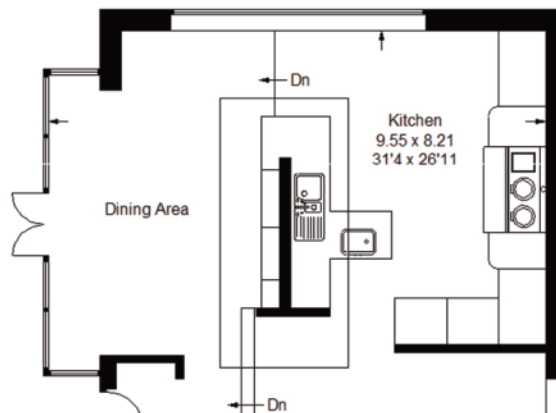




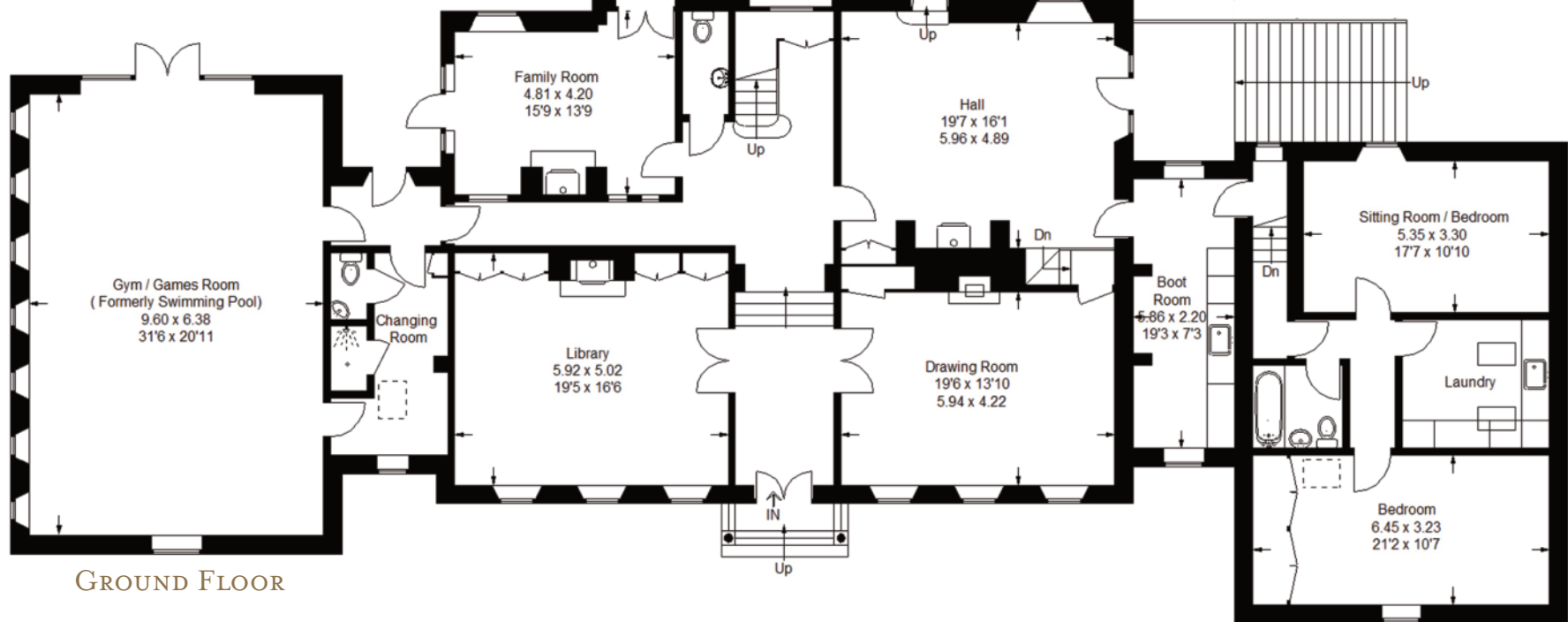




PLANT ROOM
(BELOW CHANGING ROOM)



LOWER GROUND FLOOR



GROUND FLOOR

GUEST WING

LONSDALE HALL

Approximate gross internal area

700.1 sq m – 7,536 sq ft

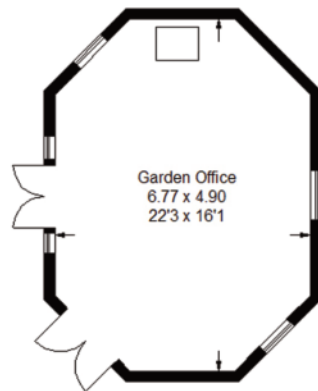
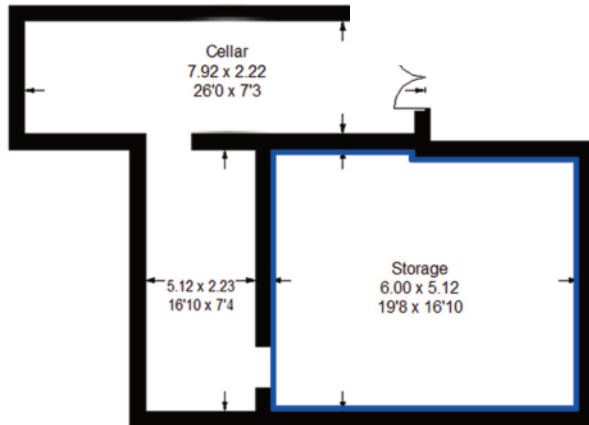
(Including Storage/Garage/Wine Cellar)

Garden Office: 28.9 sq m – 311 sq ft

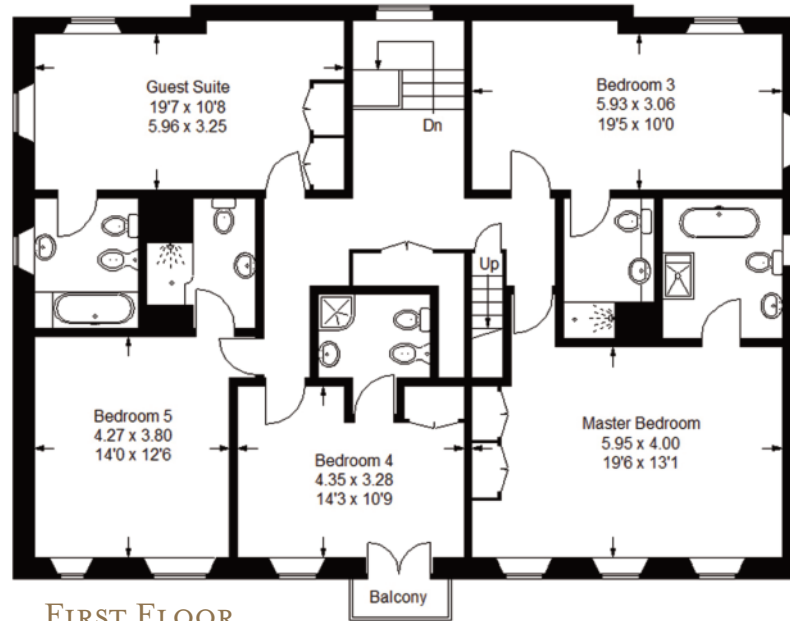
Cellar/Storage: 61.2 sq m – 659 sq ft

Total: 790.2 sq m – 8,506 sq ft

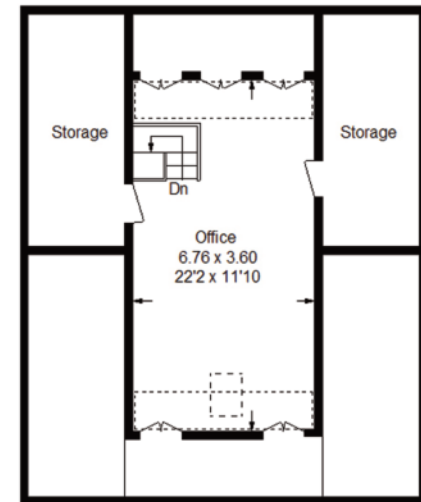
(For Identification Purposes Only)



GARDEN OFFICE



FIRST FLOOR



SECOND FLOOR

= Reduced headroom below 1.5 m / 5'0

= Reduced headroom below 1.8 m / 5'11

GENERAL REMARKS

LOCAL AUTHORITY

South Lakeland District Council. 01539 733333

SERVICES

Mains electricity and water. Private drainage.
Alarm system and security lighting.

EPC

Band D.

VIEWING

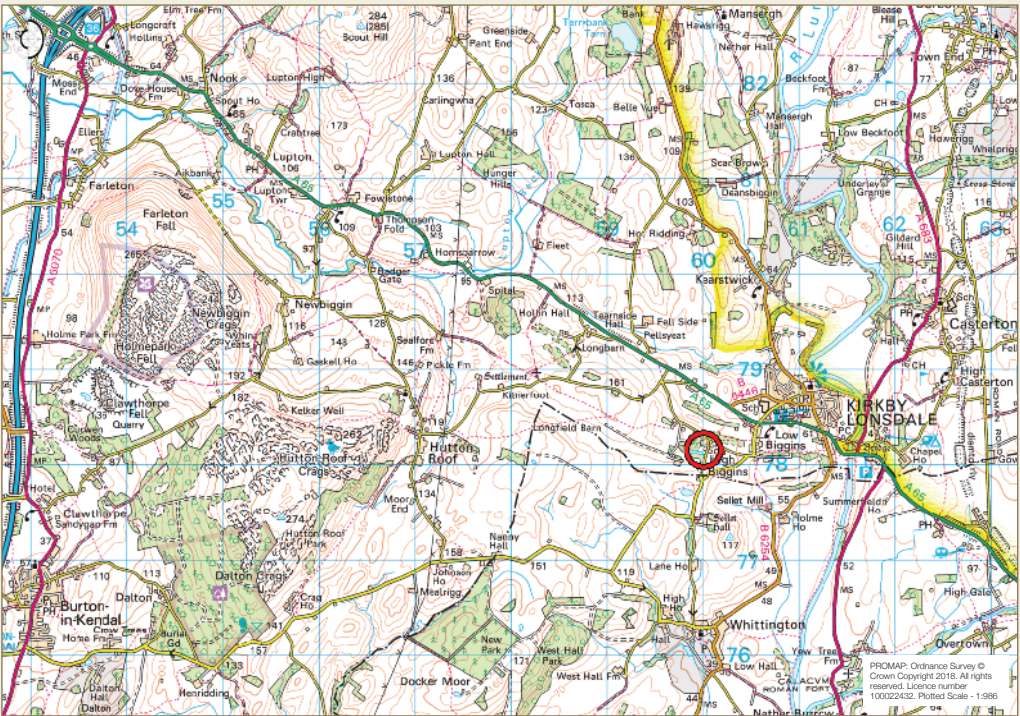
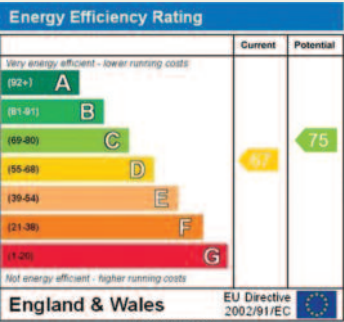
Strictly by appointment with Savills on 01625 417454.

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