




49 Fairgarth Drive | Kirkby Lonsdale







4  2   
2  2+ 

 **lunevalley**  
ESTATES.



EPC - C



Band D



Freehold







Situated in a quiet location just a stone's throw away from the market town centre of Kirkby Lonsdale, this spacious 4/5 bedroom property offers flexible living with a good sized garden, garage and parking. In an elevated position with views towards Barbon Fell and Ingleborough. An excellent home located in one of the best places to live as voted for by The Sunday Times in 2021. Offering a superb setting and within walking distance to a host of eateries and independent shops set amongst a thriving community, the location is much sought after and has lots to offer. Ideal for the family market there is a highly regarded primary and secondary school which can be accessed on foot via a path leading from Fairgarth Drive, giving a safe route for children to walk to school.



49 Fairgarth Drive is a well-presented home, which has been upgraded and modernised by the current owner. These works include a stylish, modern kitchen and contemporary ground floor shower room, a wood burning stove, replacement boiler, Velux roof lights, new internal oak doors, carpets and décor. The rear garden has also been landscaped to provide areas of patio seating and lawn.

The property is approached via off-road parking, alongside a raised planted bed housing a variety of colourful flowers. The drive extends to an integral single garage, providing secure parking for an additional vehicle or alternatively storage. Stone steps with a handrail lead to the front door, a side door into the kitchen as well as the rear garden.









Stepping in through the front door, you walk into a spacious entrance hall. The living room is a fabulous reception space, bathed in natural sunlight from a large picture window, allowing views over rooftops towards Ingleborough and Wharfedale. Within the room is a wood burning stove, providing a focal point and a cosy warmth.

The kitchen is located at the end of the hall and is fitted with a range of white, soft-close storage units and a complementary three-sided worktop. Fitted within the worktop is a one and a half sink drainer with mixer tap and a four ring gas hob with an extractor hood over. Integrated within the units is an electric twin oven/grill, fridge and freezer. There is space for a slimline dishwasher, a dryer and plumbing for a washing machine. A glazed door provides access to the rear garden as well as to the front drive. Alongside the kitchen is the formal dining room, which can comfortably accommodate a family sized table and seat eight guests. Also on the ground floor is a spacious double bedroom, with views to Ingleborough and Wharfedale, and a contemporary shower room. The shower room includes a walk-in cubicle with an electric shower, WC and wash hand basin. There are two cupboards for towels, linen and toiletries and concealed behind a door is the newly fitted combi-boiler.

The first floor accommodation comprises of three bedrooms and a bathroom. There is a spacious double bedroom located at the front, which benefits from a built-in cupboard over the stairs and enjoys elevated views towards Ingleborough and Wharfedale. The second bedroom is a generous sized double, complemented with a range of built-in wardrobes and the third bedroom is a small double or large single with views over the rear garden. The bathroom is fitted with a three piece suite and comprises of a bath with a wall-mounted mixer shower, WC and pedestal wash hand basin.

Outside, the rear garden has been beautifully landscaped over three levels to provide areas of lawn, colourful planted beds and patio seating, to sit and enjoy the peaceful and serene surroundings.





## Entrance Hall

A spacious entrance hall filled with natural sunlight by a frosted front door, finished in neutral, contemporary colours. Plenty of room to kick off your shoes before entering the home!

## Sitting Room/ Reception 2

A gorgeous lounge space flooded by dazzling sunlight throughout the day, a cosy log burner sits at the focal point of the room and the large front aspect window offers wonderful views over Kirkby and up to Inglebrough.

## Dining Room/ Reception 1

A wonderful dining space overlooking the rear garden, with plenty of room for a large family table - perfect for entertaining & you'll certainly be in the running to host Christmas Day!

## Kitchen

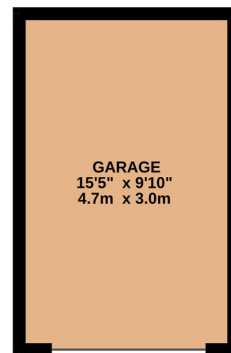
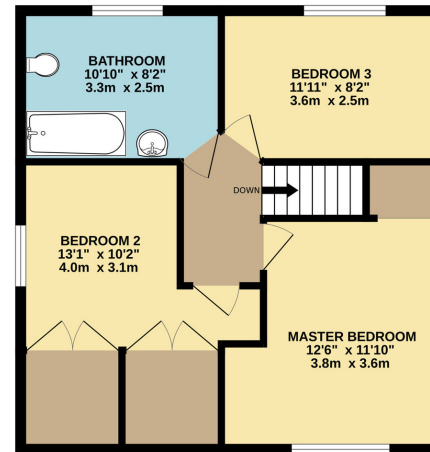
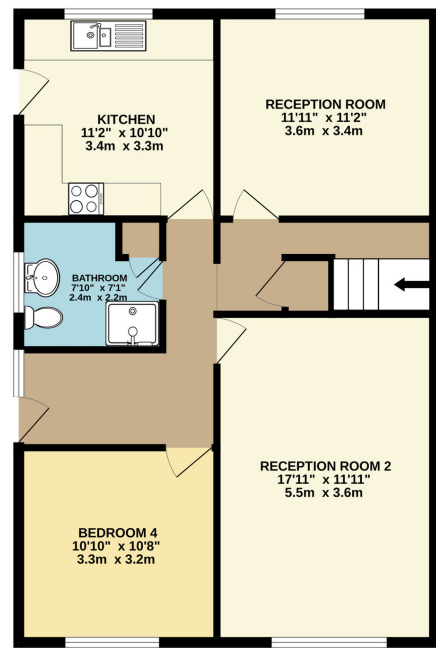
A beautiful, contemporary kitchen consisting of white units topped with beautiful oak-coloured work surfaces, fitted double ovens and a gas four-ring burner hob! There is also access to the side elevation and rear garden breeze.

## Ground Floor Bathroom

A beautiful three piece suite finished in white, consisting of a modern walk-in shower, hand wash basin and wc, complemented by wide mirrors fitted to the surrounding walls.

## Bedroom 4 (Ground Floor)

A beautiful double bedroom benefitting from the same wonderful views and sunlight as the sitting room, provided by a large double glazed window to the front aspect.



## Master Bedroom

A stunning Master Bedroom with built-in closet space, a wonderful Velux window providing uninterrupted views over the surrounding hills and countryside, and currently boasting a wonderful vanity area, lit by natural sunlight.

## Bedroom 2

A gorgeous double room with huge fitted wardrobes lining the front aspect wall, providing plenty of room for even those with a vast collection of garments!

## Bedroom 3

Another great size double room, with a large velux window providing views over the rear aspect & garden.

## First Floor Bedroom

A beautiful three-piece suite, finished in white, lit by a smaller velux window, and consisting of a bath with overhead shower attachment, hand wash basin and WC.

## Integral Garage

A brilliant size garage with plenty of space for both storage and car parking. A perfect space for those with a keen interest in cycling, or car fanatics needing a workshop!

## External

Externally, the property consists of a freshly-tarmacked drive, leading to the garage within the beautiful stone elevation, and a contemporary stairway leading to the entrance of the property. The stairway is lined by planters and pots, making this front garden a real attraction for butterflies! To the rear, a stunning tiered garden, consisting of a patio space, lawned area and plenty of mature shrubs and florals - a real sight in the summer months!



# The Essentials



The Orange Tree  
*0.3 miles*



BOOTHS  
*0.5 miles*



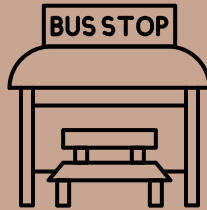
The Sun Inn  
*0.3 miles*



Boots Pharmacy  
*0.5 miles*



Devil's Bridge  
*0.8 miles*



Abbotsgate  
*0.5 miles*







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