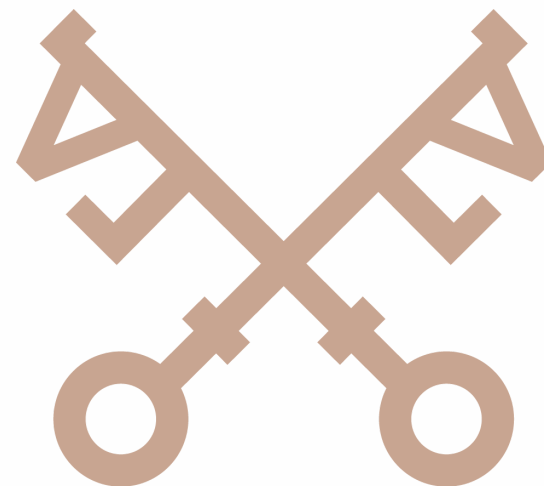




# The Treehouse Kirkby Lonsdale



## THE TREEHOUSE, KIRKBY LONSDALE



Tucked away in desirable Kirkby Lonsdale, with parking for four vehicles, entrance onto the first floor into the inviting hallway which leads you to four first floor bedrooms, two en-suites and a luxurious family bathroom. The sumptuous master suite boasts a dressing area with bespoke fitted wardrobes and a stylish en-suite with walk in waterfall shower, low flush wc and hand basin. The second bedroom also benefits from built in wardrobes and its own stunning en-suite. All four upstairs bedrooms are of a good size and there is a fifth bedroom on the ground floor, which could either be used as a bedroom or a snug or studio space. There is an exquisite four-piece family bathroom consisting of a WC, a wash hand basin, shower cubicle and free standing bath.

A stunning glass balustrade adorns the mezzanine landing next to the staircase, looking down onto the impressive ground floor living. Take the staircase down to the ground floor, where there is a fifth double bedroom, which could be used for a multitude of purposes if so desired; perhaps a snug, cinema room or games area. Step out of the fifth bedroom and through the hallway to the true heart of the home; where open concept living takes full precedence. A fabulous sociable space has been created here with generous lounge area featuring double Velux windows and French doors out onto the garden terrace. From here the luxurious lounge flows into the bespoke kitchen diner. With high specification and minimalistic design, the magnificent kitchen and island centrepiece makes this is the perfect place to enjoy dining and entertaining with the family; the large three panel patio door opens onto the spacious landscaped garden.



Property Type:

*Detached  
House*

Square Footage:

*2086 sqft*

Council Tax Band:

*F*

EPC Rating:

*TBC*

Tenure

*Freehold*

*Take a closer look...*





# Why Kirkby Lonsdale?

LOCATED ON THE OUTSKIRTS OF CROOK O' LUNE, No.1 ESCOWBECK HOUSE FORMS PART OF THIS CHARMING VICTORIAN COUNTRY MANOR, NESTLED ALONG A SECLUDED COUNTRY LANE. NEARBY LIES THE QUAIN VILLAGE OF CATON, BOASTING A VARIETY OF LOCAL AMENITIES. WITHIN CATON, AMENITIES SUCH AS A PHARMACY, PETROL STATION, CO-OP SUPERMARKET, AND SEVERAL INVITING VILLAGE PUBS WHERE ONE CAN ENJOY A DELIGHTFUL MEAL AND UNWIND IN THE COMPANY OF LOVED ONES. NATURE ENTHUSIASTS WILL DELIGHT IN THE PLETHORA OF SCENIC COUNTRY WALKS WHICH AWAIT ALONG THE PICTURESQUE RIVER LUNE, OFFERING VERDANT VISTAS AND SERENE SURROUNDINGS. ADDITIONALLY, EASY ACCESS TO THE CROOK O LUNE CYCLE PATH ENSURES SEAMLESS OFF-ROAD ROUTES LEADING TO LANCASTER CITY CENTRE AND BEYOND. CONVENIENCE EXTENDS FURTHER WITH A MERE TEN-MINUTE DRIVE TO LANCASTER AND THE NEARBY M6 MOTORWAY, FACILITATING EFFORTLESS TRAVEL FOR THOSE COMMUTING OR EXPLORING FURTHER AFIELD. ESCOWBECK HOUSE TRULY OFFERS AN IDYLIC RETREAT AMIDST STUNNING COUNTRYSIDE SETTINGS, PERFECT FOR FAMILIES LOOKING TO SETTLE WITHIN THE BEAUTIFUL LUNE VALLEY COUNTRYSIDE.

*The Treehouse, Kirkby Lonsdale*



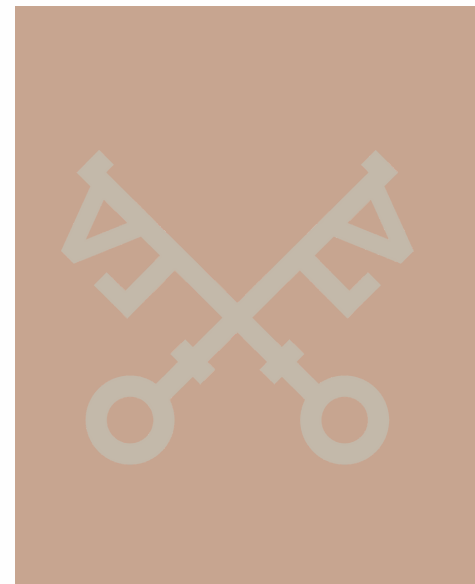




THE REAR ENTRANCE HALL LEADS ONTO THE LANDSCAPED GARDEN; AN INDIAN STONE PAVED SUN TERRACE MEETS WITH STEPS DOWN TO A PAVED PATH BORDERING THE LEVELLED LAWN WHICH ENJOYS THE SUN OF AN AFTERNOON AND INTO THE EVENING. THE DETACHED GARAGE BENEFITS FROM SOLAR PANELS PROVIDING SUSTAINABLE AND ENVIRONMENTALLY FRIENDLY ENERGY TO THIS MODERN HOME. THERE IS ELECTRIC DOOR AND PARKING FOR ONE VEHICLE HAS ITS OWN READY-MADE OFFICE SPACE, PROVIDING THE PERFECT ADDITION FOR THOSE THAT WORK FROM HOME OR NEED A STUDY OR HOBBY ROOM. IT ALSO BENEFITS FROM THE ADDITION OF A USEFUL WC. THE SURROUNDING GARDEN IS NEATLY MANICURED AND FULLY ENCLOSED FOR PRIVACY, AND THERE IS LARGE DRIVEWAY PARKING FOR MULTIPLE VEHICLES.



















Zzz...9000



# WHERE CAN I FIND...



## The Closest Schools?

St Mary's Primary School - 3  
Minute Drive & 12 Minute Walk

Queen Elizabeth School - 3  
Minute Drive & 12 Minute Walk



## Somewhere Nice to Walk the Dog?

Ruskin's View - 5 Minute  
Walk



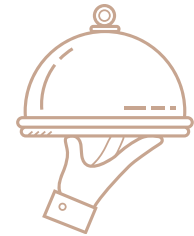
## The Local Shop?

Booths - 4 Minute Drive & 9  
Minute Walk



## A Refreshing Pint?

The Royal Barn - 3 Minute Drive  
& 5 Minute Walk



## A Delicious Meal?

Avanti Restaurant - 2  
Minute Drive & 5 Minute  
Walk

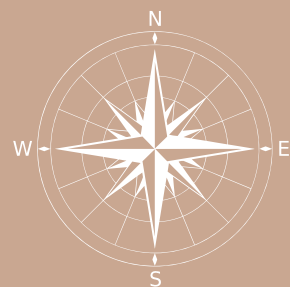


Closest Transport Links  
Bus - Abbotsgate Stop - 8  
Minute Walk

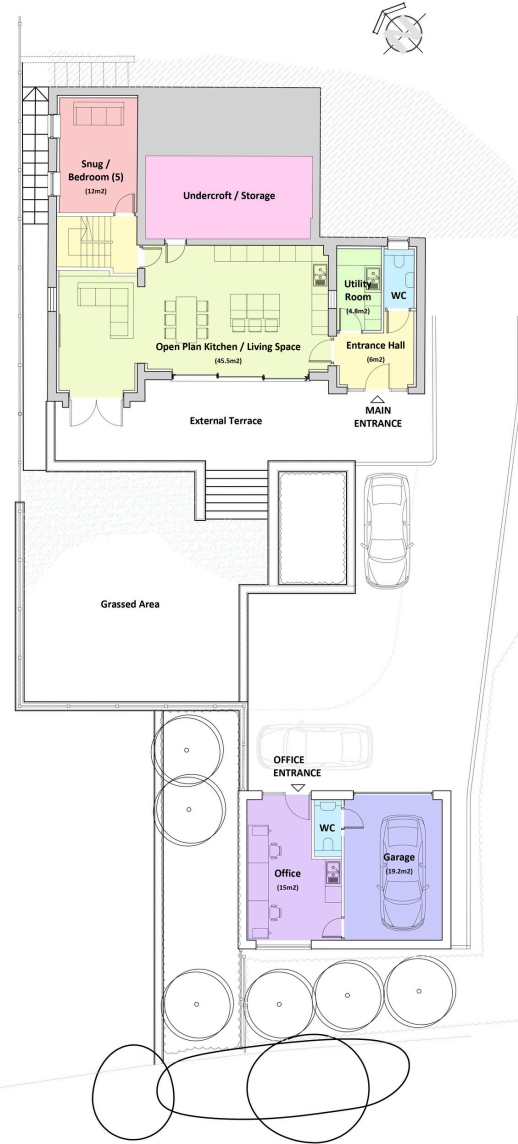
Rail - Wennington Station - 16  
Minute Drive



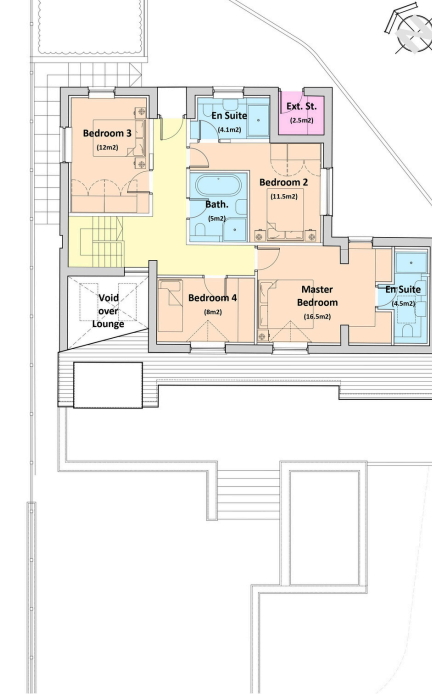
1:200



Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



**PROPOSED LOWER GROUND FLOOR PLAN - 1:100**  
(Dwelling 103.8m<sup>2</sup> / Garage: 36.5m<sup>2</sup>)



**PROPOSED UPPER GROUND FLOOR PLAN - 1:100**  
(90m2)

Rev	Description		By	Chk	Date		
	 <div style="display: inline-block; vertical-align: top; margin-left: 10px;"> <p>The Office Drove Gate Wallace Lane Forton Preston PR3 0DB</p> <p>E: studio@dbaarchitects.co.uk T: 01524 238701 M: 07784624154</p> </div>						
Project							
<p><b>BRANT HOWE RESIDENTIAL HOME</b>  <b>TREE HOUSE REDEVELOPMENT</b></p>							
Client							
<p><b>Mr P JACKSON</b>  <b>BRANT HOWE RESIDENTIAL HOME</b></p>							
Drawing							
<p><b>PROPOSED SITE ANALYSIS &amp;          INTERNAL ROUTES</b></p>							
Project No: 1032		Scale (A1): 1:200 / 1:500		Date: 0CT 2022			
Drawn: DB		Checked: DB		Status:		PRESENTATION	
Drawing No: P(00)2021				Revision:			

# The Treehouse Kirkby Lonsdale

The Treehouse, Kirkby Lonsdale, LA6 2DU



///gazed.tables.nicer



**lunevalley**  
**ESTATES.**

015242 56625 | [team@lunevalleyestates.com](mailto:team@lunevalleyestates.com) | [www.lunevalleyestates.com](http://www.lunevalleyestates.com)