



Fairview
Cowan Bridge

 **lunevalley**
ESTATES.

FAIRVIEW, COWAN BRIDGE



Set in the peaceful and picturesque village of Cowan Bridge, just minutes from the vibrant town of Kirkby Lonsdale, Fairview is a substantial four-bedroom detached family home that offers an outstanding combination of space, comfort, and countryside charm. With its generous layout, extensive gardens, and prime location within a close-knit rural community, Fairview is a rare opportunity for families seeking the perfect place to put down roots.

From the moment you arrive, the sense of space and welcome is undeniable. Positioned on a large plot with ample off-street parking and a detached garage, this home is ideal for modern family life, offering both practicality and comfort in equal measure. Step inside and you'll immediately appreciate the thoughtful layout and abundance of natural light that flows through every room. At the heart of the home is a huge open-plan kitchen and dining area, thoughtfully designed to bring the family together. Whether it's busy school mornings, relaxed weekend brunches, or hosting friends and extended family, this versatile space is built for both everyday moments and special occasions. Modern fitted units, extensive worktops, and quality appliances make it a pleasure to cook and spend time in. Upstairs, the home continues to impress. All four bedrooms are spacious doubles, giving each family member their own sanctuary. The master suite is particularly noteworthy, with a beautifully appointed en suite bathroom offering privacy and luxury for parents. A smartly finished family bathroom with modern fittings caters easily to the rest of the household.



Property Type:

Detached

Square Footage:

2302 sqft

Council Tax Band:

E

EPC Rating:

D

Tenure

Freehold



Take a closer look...





Why Cowan Bridge?

COWAN BRIDGE IS A CHARMING VILLAGE WITH A STRONG SENSE OF COMMUNITY AND RURAL CHARM, SURROUNDED BY ROLLING COUNTRYSIDE AND SCENIC WALKS. THERE'S A LOVELY LOCAL SHOP AND TEA ROOM, AND THE WIDER AREA IS RICH IN HISTORY AND NATURAL BEAUTY. JUST DOWN THE ROAD IS THE RENOWNED MARKET TOWN OF KIRKBY LONSDALE, A THRIVING HUB FULL OF INDEPENDENT SHOPS, EXCELLENT RESTAURANTS, COSY PUBS, AND OUTSTANDING SCHOOLS – INCLUDING THE HIGHLY REGARDED QUEEN ELIZABETH SCHOOL (QES), MAKING THIS AREA ESPECIALLY ATTRACTIVE TO FAMILIES. THE NEARBY VILLAGE OF LECK ADDS TO THE APPEAL WITH ITS PRETTY SURROUNDINGS AND PEACEFUL LIFESTYLE AND SOUGHT AFTER PRIMARY SCHOOL. FOR THOSE WHO LOVE THE OUTDOORS, THE YORKSHIRE DALES AND LAKE DISTRICT NATIONAL PARKS ARE BOTH EASILY ACCESSIBLE, OFFERING A WEALTH OF OUTDOOR ACTIVITIES INCLUDING HIKING, CYCLING, WILD SWIMMING, AND MORE – ENSURING AN ADVENTUROUS AND HEALTHY LIFESTYLE FOR THE WHOLE FAMILY.

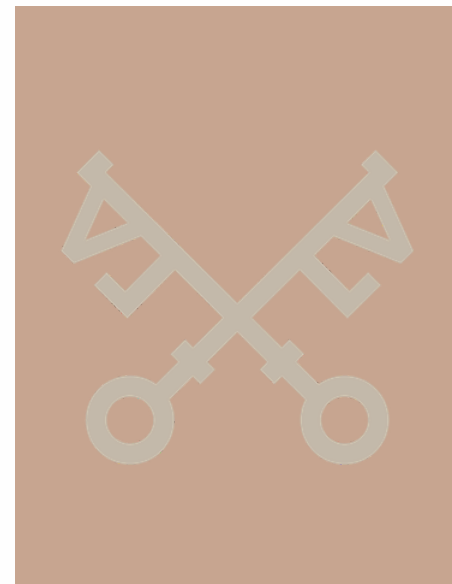
Fairview, Cowan Bridge





THE OUTDOOR SPACE IS EXCEPTIONAL. TO THE REAR, THE GARDEN STRETCHES OUT INTO A VAST, PRIVATE AREA PERFECT FOR CHILDREN TO EXPLORE, PLAY, AND MAKE MEMORIES. THERE'S SPACE FOR TRAMPOLINES, FOOTBALL GOALS, RAISED BEDS FOR VEGETABLE GROWING, OR SIMPLY A RELAXING EVENING DRINK ON THE PATIO AS THE SUN SETS. FOR THOSE WITH GREEN FINGERS, OR ANYONE DREAMING OF AL FRESCO FAMILY DINING AND BARBECUES, THIS GARDEN TICKS EVERY BOX. THE DETACHED GARAGE OFFERS ADDITIONAL STORAGE OR THE POTENTIAL TO CONVERT INTO A WORKSHOP, HOME OFFICE, OR STUDIO — ADDING EVEN MORE FLEXIBILITY TO THIS ALREADY SPACIOUS PROPERTY.





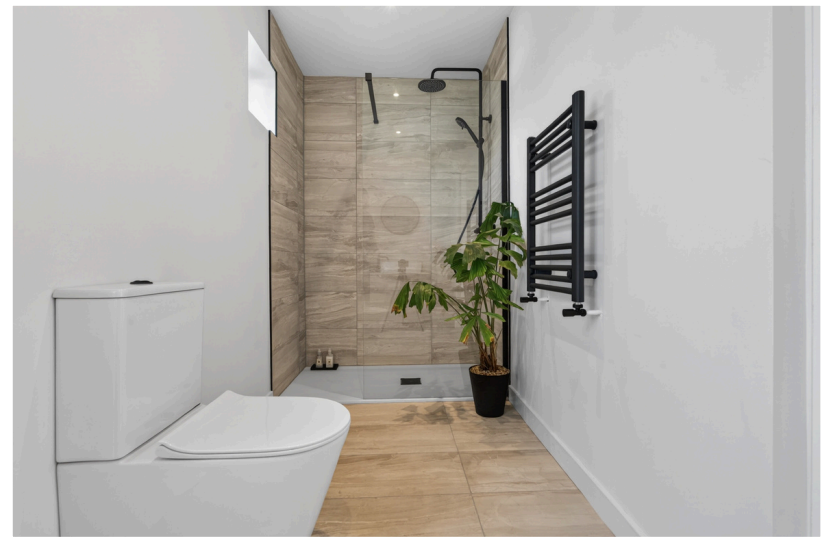






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WHERE CAN I FIND...



The Closest Schools?
St Mary's Primary School - 6
Minute Drive

Queen Elizabeth School - 6
Minute Drive



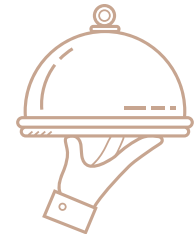
Somewhere Nice to Walk
the Dog?
Miles of endless rambling
right on your doorstep!



The Local Shop?
Booths Kirkby Lonsdale - 5
Minute Drive



A Refreshing Pint?
The Royal Barn - 5 Minute Drive



A Delicious Meal?
Avanti - 6 Minute Drive



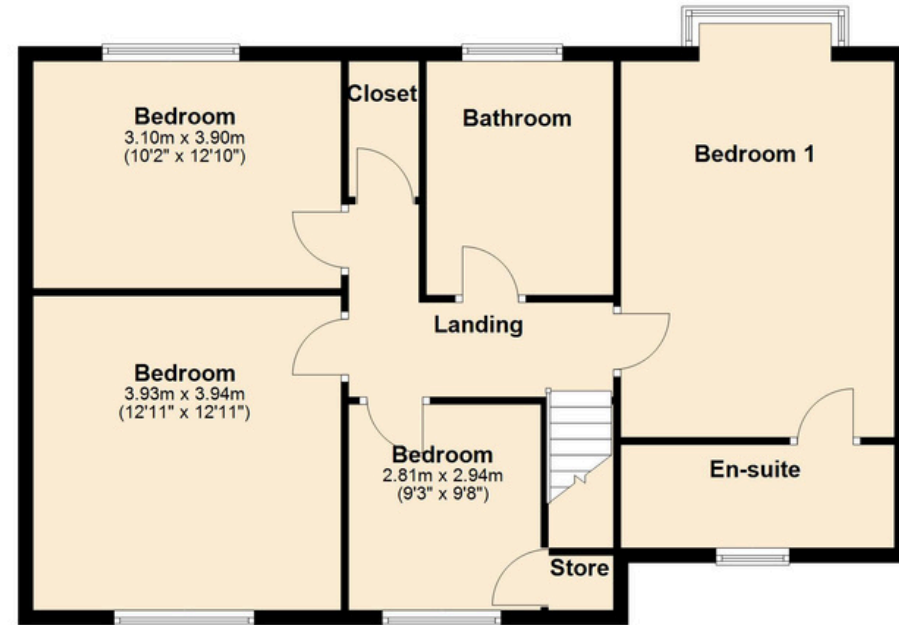
Closest Transport Links
Bus - Post Office Stop - 2
Minute Walk

Rail - Wennington Station - 14
Minute Drive

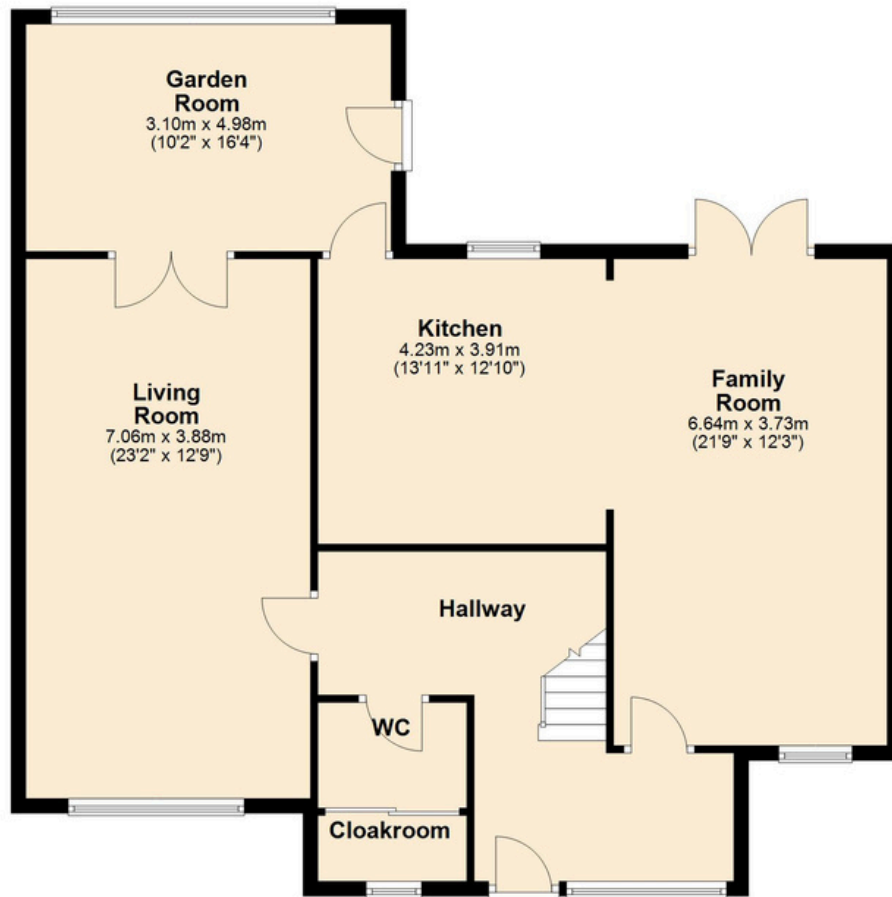




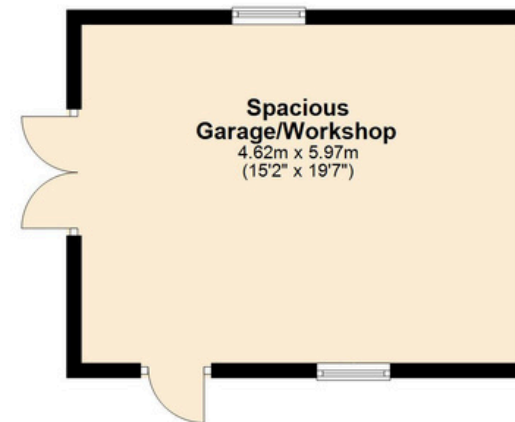
First Floor
Approx. 81.5 sq. metres (877.6 sq. feet)



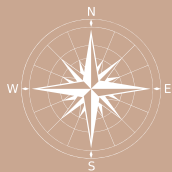
Ground Floor
Approx. 107.2 sq. metres (1153.5 sq. feet)



Second Floor
Approx. 27.6 sq. metres (296.9 sq. feet)



Total area: approx. 216.3 sq. metres (2328.0 sq. feet)



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.

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