

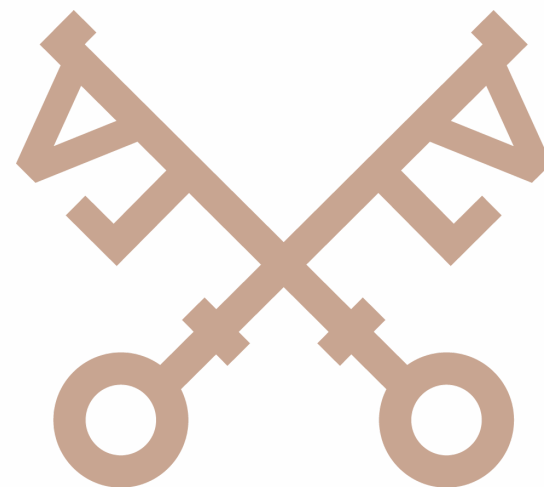


Brier Nook  
Kirkby Lonsdale

 **lunevalley**  
ESTATES.



## 13 LUNE CLOSE, KIRKBY LONSDALE



Positioned at the head of a highly sought-after private cul-de-sac, this deceptively spacious detached dormer bungalow offers far more than first impressions might suggest. Set within generous gardens and grounds in one of the most desirable residential areas of the picturesque market town of Kirkby Lonsdale, the property combines flexible accommodation, thoughtful design and a wonderfully practical layout – all wrapped up in a location that rarely disappoints.

Despite its peaceful and tucked-away setting, the property is exceptionally well placed for everyday life. Kirkby Lonsdale's thriving town centre is close at hand, offering an excellent range of independent shops, cafés, public houses and restaurants, alongside essential amenities including a doctors' surgery, Boots the chemist, Booths supermarket, a library, bank and highly regarded schools. For those needing to venture further afield, there are excellent bus routes and convenient road links providing easy access to the M6 and surrounding areas – making this an ideal base for both work and leisure.







Property Type:

*Detached*

*Bungalow*

Square Footage:

*1281 sqft*

Council Tax Band:

*E*

EPC Rating:

*D*

Tenure

*Freehold*

*Take a closer look...*







# Why Kirkby Lonsdale?

LOCATED IN THE HEART OF KIRKBY LONSDALE, BRIAR NOOK BENEFITS FROM THE CHARM AND CONVENIENCE OF THIS THRIVING MARKET TOWN. WITH ITS INDEPENDENT SHOPS, CAFÉS, AND AWARD-WINNING RESTAURANTS, AS WELL AS EXCELLENT SCHOOLS AND A STRONG SENSE OF COMMUNITY, IT'S EASY TO SEE WHY KIRKBY LONSDALE IS ONE OF THE MOST DESIRABLE PLACES TO LIVE IN ENGLAND. KIRKBY LONSDALE TRULY OFFERS SOMETHING FOR EVERYONE. THE LUNSDALE HALL BUILT IN 1895 IS A MUCH-USED PUBLIC BUILDING FOR ALL MANNER OF ACTIVITIES, FROM PARTIES AND EXHIBITIONS TO DEMONSTRATIONS, MEETINGS, COFFEE MORNINGS, THEATRE AND FILM SHOWS. THE SURROUNDING COUNTRYSIDE, INCLUDING THE YORKSHIRE DALES AND LAKE DISTRICT, OFFERS ENDLESS OPPORTUNITIES FOR OUTDOOR ADVENTURES, FROM SCENIC WALKS TO CYCLING AND MORE. BRIAR NOOK IS THE PERFECT HOME FOR FAMILIES WHO APPRECIATE THE BALANCE OF TOWN AND COUNTRY LIVING AND FOR THOSE LOOKING TO SETTLE IN THIS STUNNING PART OF CUMBRIA.

*Briar Nook, Kirkby Lonsdale*



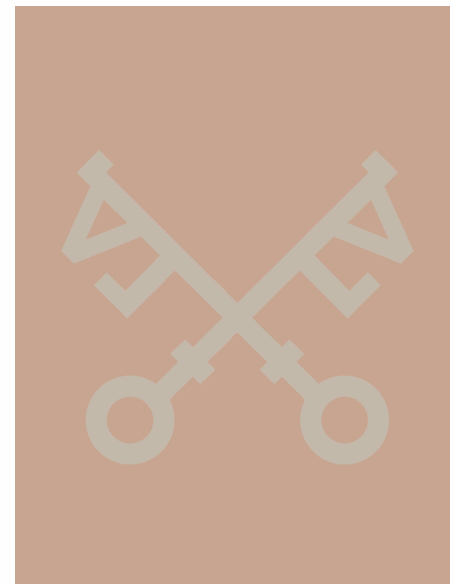
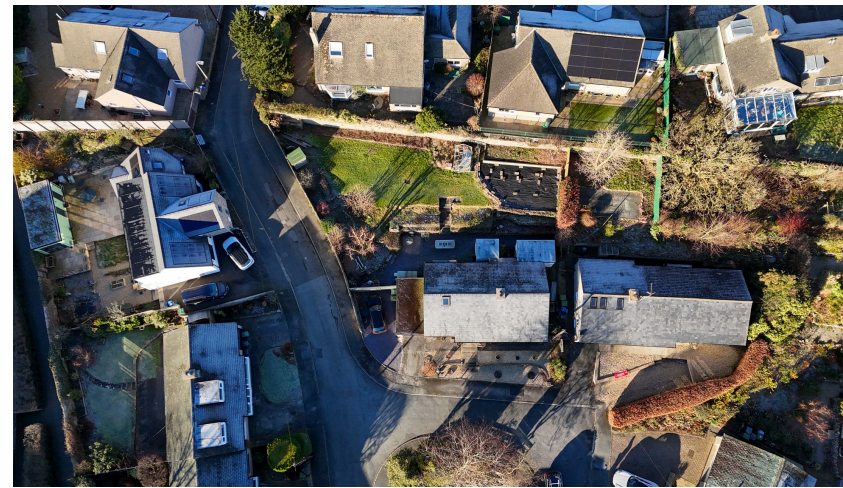




EXTERNALLY, THE PROPERTY CONTINUES TO IMPRESS. TO THE FRONT, THERE IS ATTRACTIVE, LOW-MAINTENANCE GARDEN SPACE, WHILE DRIVEWAY PARKING LEADS TO THE GARAGE AND A TIMBER GATE. BEYOND THE GATE LIES ADDITIONAL OUTDOOR SPACE, COMPLETE WITH A WATER SUPPLY — IDEAL FOR HOBBIES, STORAGE OR VISITING FAMILY AND FRIENDS. STEPS LEAD UP TO AN ELEVATED REAR GARDEN, WITH A GENEROUS LAWN PERFECT FOR ENTERTAINING OR SIMPLY ENJOYING A QUIET EVENING AS THE SUN GOES DOWN. A TIMBER GARDEN SHED COMPLETES THE OUTDOOR OFFERING.



















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# WHERE CAN I FIND...



## The Closest Schools?

St Mary's CofE - 3 Minute Drive &  
14 Minute Walk

Queen Elizabeth School - 3  
Minute Drive & 14 Minute Walk



## Somewhere Nice to Walk the Dog?

River Lune - 8 Minute Walk



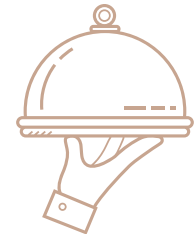
## The Local Shop?

Booths - 3 Minute Drive & 10  
Minute Walk



## A Refreshing Pint?

Red Dragon - 2 Minute Drive & 6  
Minute Walk



## A Delicious Meal?

Platos - 1 Minute Drive & 10  
Minute Walk



## Closest Transport Links

Bus - Market Place Stop - 5  
Minute Walk

Rail - Wennington Station - 15  
Minute Drive

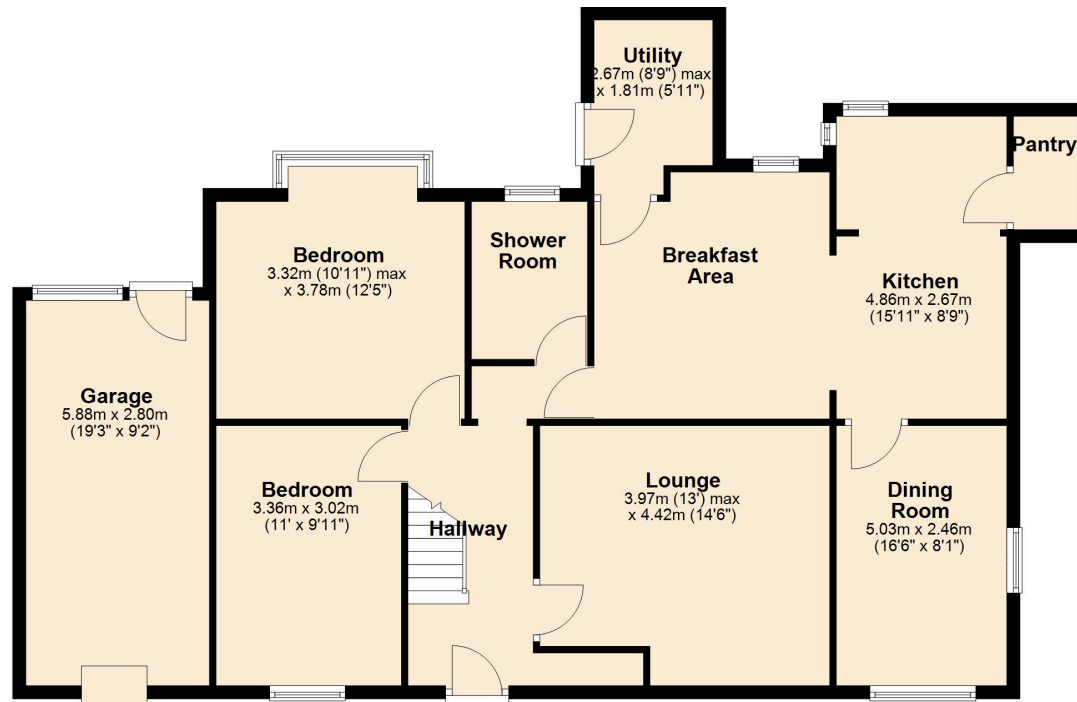






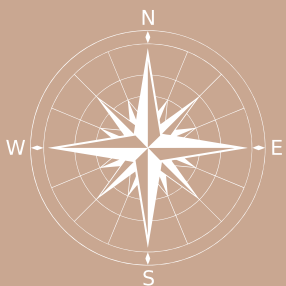
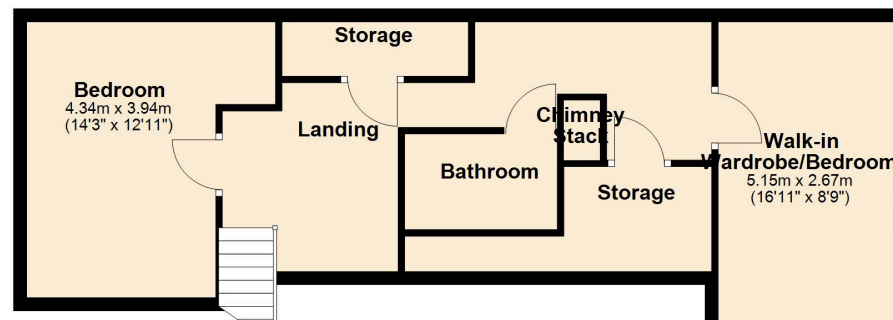






### First Floor

Approx. 52.0 sq. metres (559.9 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.



*Brier Nook,  
Kirkby Lonsdale*

13 Lune Close, Kirkby Lonsdale, LA6 2DA



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