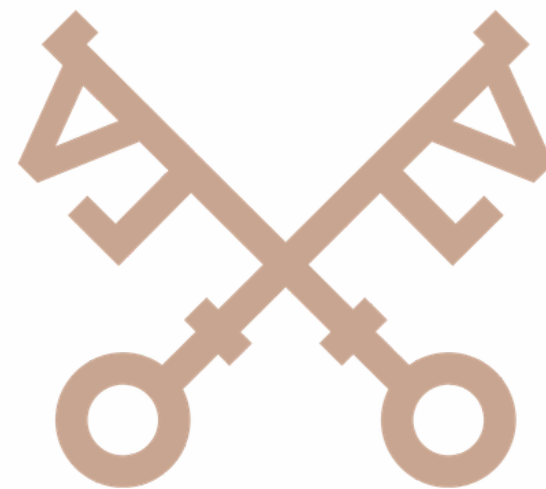




Garghyll Dyke Farm
Cowan Bridge



GARGHYLL DYKE FARM, COWAN BRIDGE



Nestled in a picturesque rural setting on the edge of Overtown, near the sought-after village of Cowan Bridge, Garghyll Dyke Farm presents a rare opportunity to acquire a substantial family home surrounded by approximately 5 acres of land, beautifully maintained gardens, and excellent stabling facilities—perfect for those dreaming of a peaceful countryside lifestyle.

This charming stone-built farmhouse offers generous and versatile accommodation arranged over three levels, blending characterful features with practical family living spaces. The welcoming entrance porch leads into a spacious kitchen/diner, forming the true heart of the home—ideal for everyday family life and entertaining alike. A separate dining room and comfortable lounge provide additional reception space, while a useful office offers flexibility for home working or study. The ground floor is further complemented by a utility room, shower room, and integral access to the double garage, ensuring convenience for busy family living. To the first floor, the property boasts five well-proportioned bedrooms, including a generous principal bedroom with en-suite facilities, alongside a modern family bathroom and additional en-suite, making the layout particularly suited to growing families or those welcoming guests. A useful basement provides further storage or hobby space.



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Property Type:

Farm House

Square Footage:

2608 sqft

Council Tax Band:

F

EPC Rating:

TBC

Tenure

Freehold

Take a closer look...





Why Overtown?

OVERTOWN, A SMALL RURAL HAMLET JUST OUTSIDE KIRKBY LONSDALE, SITS WITHIN THE BEAUTIFUL LUNE VALLEY—AN AREA WIDELY ADMIRER FOR ITS ROLLING COUNTRYSIDE, STONE-BUILT HOMES, AND STRONG SENSE OF COMMUNITY. IT OFFERS THE TRANQUILLITY OF COUNTRY LIVING WHILE REMAINING WELL CONNECTED TO NEARBY TOWNS AND AMENITIES. RESIDENTS ENJOY A SLOWER PACE OF LIFE, OPEN LANDSCAPES, AND EASY ACCESS TO WALKING ROUTES, BRIDLEWAYS, AND SCENIC DRIVES. IT'S PARTICULARLY APPEALING TO FAMILIES, PROFESSIONALS WORKING REMOTELY, AND THOSE SEEKING A LIFESTYLE CHANGE FROM BUSIER URBAN AREAS.

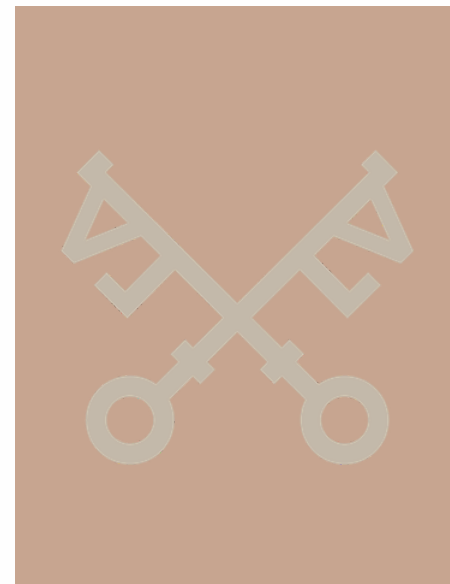
Garghyll Dyke Farm, Cowan Bridge





EXTERNALLY, GARGHYLL DYKE FARM TRULY COMES INTO ITS OWN. THE PROPERTY IS SET WITHIN APPROXIMATELY 5 ACRES OF LAND, OFFERING A WONDERFUL MIX OF PADDOCKS AND GARDENS THAT CREATE A SAFE AND ENJOYABLE ENVIRONMENT FOR CHILDREN AND ANIMALS ALIKE. THE ESTABLISHED GARDENS PROVIDE ATTRACTIVE OUTDOOR SPACES FOR RELAXATION AND ENTERTAINING, WHILE THE STABLING MAKES THIS AN EXCELLENT PROSPECT FOR EQUESTRIAN ENTHUSIASTS OR THOSE SEEKING A SMALLHOLDING LIFESTYLE.











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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



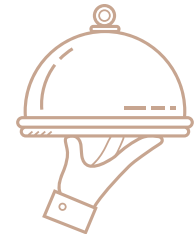
Somewhere Nice to Walk
the Dog?
Miles of endless rambling
right on your doorstep!



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



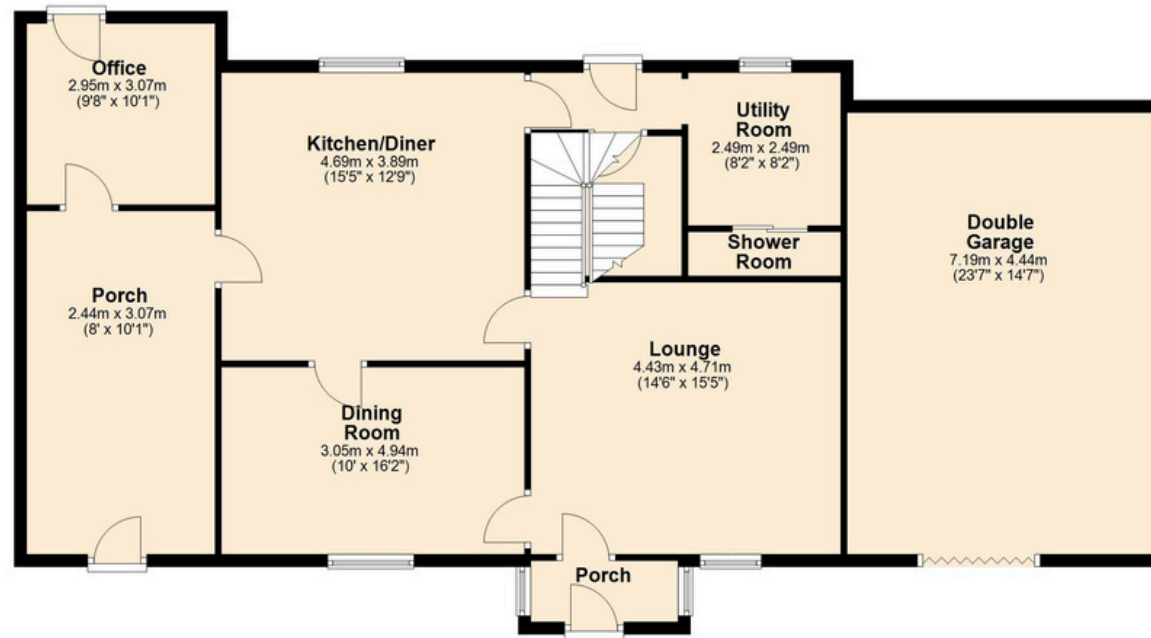
Closest Transport Links
Bus - Post Office Stop - 2
Minute Walk

Rail - Wennington Station - 14
Minute Drive

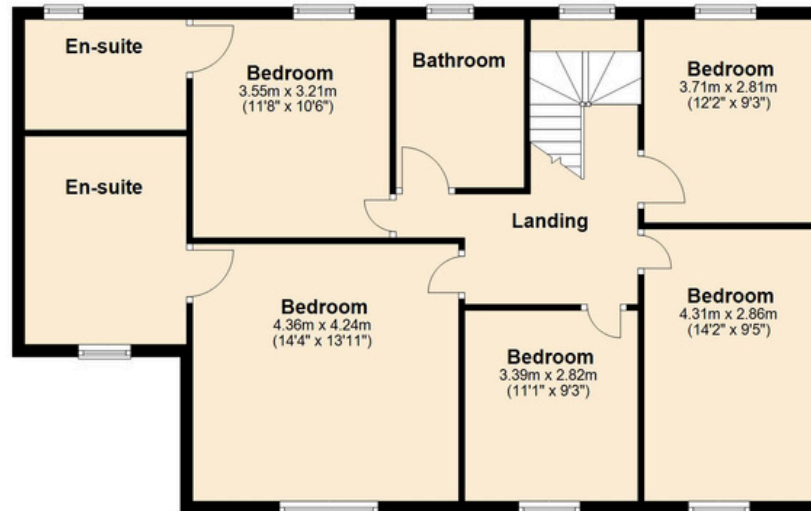




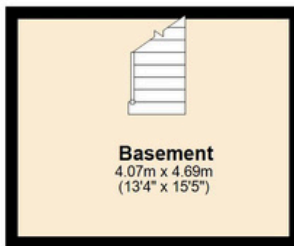
Ground Floor
Approx. 125.6 sq. metres (1351.9 sq. feet)



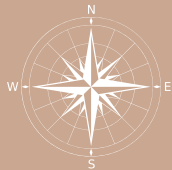
First Floor
Approx. 97.6 sq. metres (1051.1 sq. feet)



Basement
Approx. 19.1 sq. metres (205.5 sq. feet)



Total area: approx. 242.3 sq. metres (2608.4 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.

Garghyll Dyke Farm

Cowan Bridge

Garghyll Dyke Farm, Cowan Bridge, LA6 2HT



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This property is being sold on behalf of a corporate client. It is marketed subject to remaining on the market until contracts are exchanged. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision. *Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order.*



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