



High Biggins

£665,000

Beech House , Beech House , High Biggins, Carnforth, LA6 2NP

A beautifully renovated and exceptionally stylish Grade II Listed Georgian end-terraced home, occupying an enviable position within the attractive and peaceful village of High Biggins, set amidst the beautiful Lune Valley countryside and surrounded by some of the area's most picturesque rural landscapes. The property enjoys the perfect balance of a tranquil village setting whilst being conveniently positioned for the nearby market town of Kirkby Lonsdale, renowned for its historic character, independent shops, cafés, restaurants and excellent range of everyday amenities. Extensively renovated and thoughtfully updated, Beech House effortlessly combines the charm and architectural character of its Georgian heritage with a high standard of modern-day living.

Quick Overview

- Exceptional grade II listed home
- Three generous double bedrooms
- Two receptions rooms
- Contemporary fitted kitchen
- Family bathroom & En suite shower room
- Attractive village location
- Well presented throughout
- Well maintained rear garden
- Ultra fast Broadband Available
- Driveway Parking



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Property Reference: KL3751



A spacious entrance hall immediately sets the tone, with generous proportions and a wonderful sense of space. To the right is the elegant front living room, a particularly cosy and characterful reception space centred around a log-burning stove, set between two charming fireside alcoves upon a slate hearth with a decorative mantle over. From here, doors lead through to the rear reception room, another beautifully presented and versatile space featuring a further fireplace and patio doors opening directly onto the garden. The patio doors flood the room with natural light and create a lovely connection between the house and outside.



At the heart of the home is the impressive dining kitchen, designed in a contemporary farmhouse style and providing an ideal space for both everyday family life and entertaining. The kitchen features part-tiled walls, a range of fitted base units, an inset porcelain Belfast sink and a Belling range cooker with concealed extractor over. There is space for a fridge freezer, together with an integrated dishwasher, whilst a door provides direct access to the rear garden.

A useful cellar is accessed via a discreet door beneath the stairs, providing excellent additional storage and practical household space.

Ascending to the first floor, the spacious landing continues the feeling of quality and space found throughout the property. Bedroom One is positioned to the front and is a particularly generous and inviting retreat. A beautiful historic fireplace with decorative mantle provides a charming focal point, whilst two windows fill the room with natural light. The windows are fitted with shutters, with attractive panelled detailing beneath adding further character.



Bedroom Two is another well-proportioned double room, positioned to the rear and enjoying views over the garden. A further historic fireplace features a beautiful decorative tiled surround and mantle, creating a wonderful marriage of original heritage and contemporary styling.

The house bathroom is a particularly stylish and luxurious space, fitted with a freestanding roll-top bath, separate shower enclosure with waterfall shower head, WC and vanity wash hand basin. A heated towel radiator completes the room, whilst a separate walk-in linen/storage cupboard provides excellent additional practicality.



A staircase continues to the second floor, where a thoughtfully designed loft conversion provides an exceptional degree of versatility. Bedroom Three spans the width of the house and is a wonderfully adaptable space, offering ample room for a double bedroom arrangement together with space for a separate living area and study/workspace. The room benefits from its own attractive en-suite shower room, fitted with a tiled shower enclosure, WC, vanity wash hand basin and heated towel radiator.

The converted second floor retains a wealth of character, with exposed timber beams and vaulted ceilings combining beautifully with roof lights which draw an abundance of natural light into the space. Whether used as a principal bedroom suite, guest accommodation, teenage retreat, home office or an independent living area, this floor offers considerable flexibility.

Outside, the property benefits from a two-tiered rear garden, with a flagged patio providing an excellent area for outdoor seating and entertaining, together with a raised garden area beyond. The garden





offers a private and attractive extension of the living accommodation, with the patio doors from the rear reception room creating a particularly appealing connection between inside and out.

To the front, the property benefits from driveway parking for two vehicles, a valuable and highly desirable feature for a period village property.

Beech House is a truly special period home, offering a rare combination of Georgian architecture, beautifully retained historic features, sophisticated contemporary interiors and versatile accommodation. The extensive renovation has created a home that feels both timeless and wonderfully practical, whilst its village setting, private parking and attractive rear garden further enhance its appeal.

Accommodation with approximate dimensions

Cellar

Entrance Hall

Front Living Room: 15' 4" x 12' 4" (4.68m x 3.78m)

Secondary Reception Room: 15' 5" x 12' 5" (4.70m x 3.81m)

Dining Kitchen: 15' 2" x 14' 11" (4.63m x 4.56m)

First Floor

Bedroom One: 15' 5" x 18' 2" (4.70m x 5.54m)

Bedroom Two: 15' 8" x 12' 9" (4.79m x 3.91m)

House Bathroom:

Second Floor:

Bedroom Three: 23' 0" x 17' 9" (7.03m x 5.42m)

En Suite Shower Room

Property Information

Parking: Driveway Parking

Tenure: Freehold

Services: Mains Gas, Mains electricity mains water and Septic Tank drainage

Council Tax: Westmorland and Furness Council Tax Band: E

Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.

Viewings: Strictly by appointment with Hackney & Leigh.

What3Words: ///devoured.headers.shop





Agents Note: This property is Grade II Listed.

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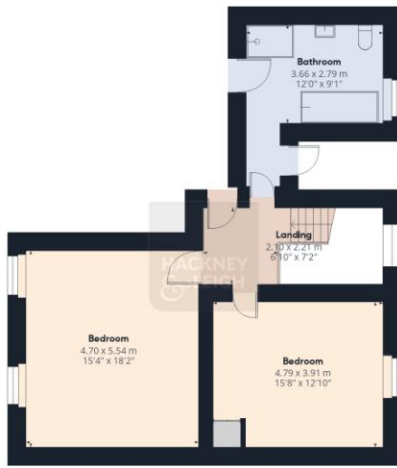


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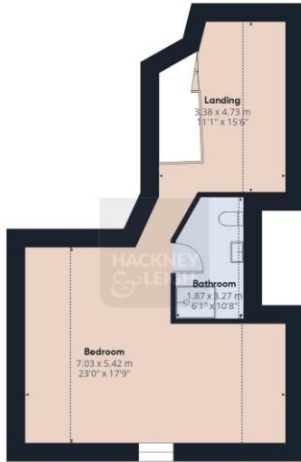
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Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾
177.5 m²
1910 ft²

Reduced headroom
15.9 m²
171 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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A thought from the owners...

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