



2 Lowgate

Cressbrook, Kirkby Lonsdale, LA6 2FY



Construction without compromise: breathtaking new homes crafted with the finest contemporary materials.

Our exclusive contemporary community at Kirkby Lonsdale represents the culmination of years of professional expertise for construction experts Jim Bowers and Neil Norman, the ambitious partners behind your dream home.

Drawing on decades of professional expertise, Bowers & Norman create beautiful bespoke homes that are perfectly planned and expertly executed, each one uniquely crafted to complement the surrounding landscape.

Always striving for perfection, Bowers & Norman create the highest specification homes in the North West's most desirable locations. Each building is finished to Jim and Neil's exacting standards, delivering an enviable lifestyle to their discerning customers.

Our homes are unique. All of our designs – interior and exterior – are as individual as the people who buy them. Whilst we strive for quality and consistency across all of our properties, you'll never find another home like yours.

When you don't have the time or appetite for a custom build, Bowers & Norman have provided the opportunity to own a completely unique home, without the stress of project managing a ground-up development.





Our exacting standards and obsession with craftsmanship drive us to deliver a flawless finish every time. 'Acceptable' is not a word we choose to use. With Bowers & Norman, expect exceptional.

A Bowers & Norman property is an investment in quality. Not just the quality craftsmanship that is the hallmark of our exclusive builds, but the quality of life you will enjoy in our effortlessly elegant homes.

Jim and Neil know that our homes are about more than four walls. They're about life and laughter. That's why we make homes that are generous with space, light and style; so you can make more of what matters...time, memories and mess!

Life happens at home and we love creating stunning backdrops for memorable moments. It's an honour to play a part in someone's life story and we craft your home with the same care that we would for our own family.

We're from the North West and passionate about preserving its heritage and landscape. So a hallmark of our high-quality homes is our sympathetic design aesthetic that respects and reflects their location.

Working closely with a highly talented and experienced local architect, Allison Powell, we apply high design values to create homes that blend seamlessly into the surrounding landscape. Quality materials echo local heritage and traditional vernacular influences to enhance the community you'll call home.





Kirkby Lonsdale

Voted the best place to live in the North West in 2019 by The Times, Kirkby Lonsdale is a thriving market town on the banks of the River Lune. Known for its elegant Georgian architecture and easy access to the Lake District, the town is an in-demand destination for families, professionals and retirees alike. Offering a relaxed lifestyle and close knit community, set against the backdrop of outstanding natural beauty, it is no wonder property in this quaint market town is so sought-after.

Just 12 miles outside Kendal, Kirkby Lonsdale enjoys an enviable position in some of England's most unspoilt countryside. Located at the crossroads of three counties – Cumbria, Lancashire and North Yorkshire – it provides an ideal base for outdoor adventures in the Yorkshire Dales, Lake District and Forest of Bowland.



Kirkby Lonsdale is known for its picturesque rural charm. The view of the river from the town's churchyard was painted by Turner and celebrated by Ruskin, who said 'I do not know in all my own country, still less France or Italy, a place more naturally divine'.

Outdoor pursuits and cafe culture create a delicious balance of relaxation and recreation in Kirkby Lonsdale. Just a stone's throw from everything the Yorkshire Dales and Lake District have to offer, the town is a haven for anyone who enjoys hiking, biking, sailing and exploring.

Kirkby Lonsdale's popularity with cosmopolitan countryside lovers has seen the town transformed into a thriving hub of boutique shops, traditional country pubs and independent eateries. Stylish North West supermarket brand, Booths, provides life's necessities and little luxuries. Whilst nearby Kendal provides access to a wide range of high street chain stores and further independent outlets.



2 Lowgate Key Features

3,600 sq ft detached home
Sought-after location
Master suite
Five double bedrooms
Two en suites
Open plan living
Stunning views
Private gated entrance
Eco-friendly features



Open plan Kitchen-Diner-Living area

Characterised by an uplifting sense of light and space, your open plan living area is a stunning centrepiece to this outstanding home. Combining a high-specification kitchen from luxury German manufacturers, Schüller Next125, with a relaxed dining and living space, this is the heart of your new home.

Connection is the key theme of this impressive contemporary space. Sweeping sight lines bring the outdoors in, whilst open

plan living offers unrivalled togetherness with family and friends.

Floor-to-ceiling glazing floods the space with natural light and, under the crisp apex of the glass roof, folding garden doors provide access to a spacious outdoor deck. This affords uninterrupted views to the stunning Ingleborough mountain as you socialise and dine al fresco.



Close the door and cuddle up - Living Room

Away from the open plan living area, your second reception room is independent and more intimate.

Still generously proportioned, this elegantly appointed room is enhanced with natural materials like the hardwood floor, which covers underfloor heating that runs through the entire ground floor of the house.

Whilst retaining the feeling of space and light that pervades this family home, it is the ultimate hideaway for when you want to close the door and enjoy some privacy. A log burning stove adds extra warmth for when you want to cuddle up and get cosy on winter's nights.



Make time for you - Recharge in your private sanctuary

We've created your master suite to be a haven: an abundant retreat designed to help you relax and recharge. Comprising a generous sleeping area, dedicated dressing area with stylish built-in storage, and luxury en suite. Beautifully designed with your wellness in mind, the sophisticated en suite features an oversized shower enclosure with Porcelano tiling and high quality Hansgrohe fittings.

When you live like this, don't be surprised if you get more visitors. You can't blame people for wanting a little slice of your life. So we've added a guest suite for visiting VIPs. On a separate floor from your bedrooms for enhanced privacy, the guest suite includes its own stylish en suite.

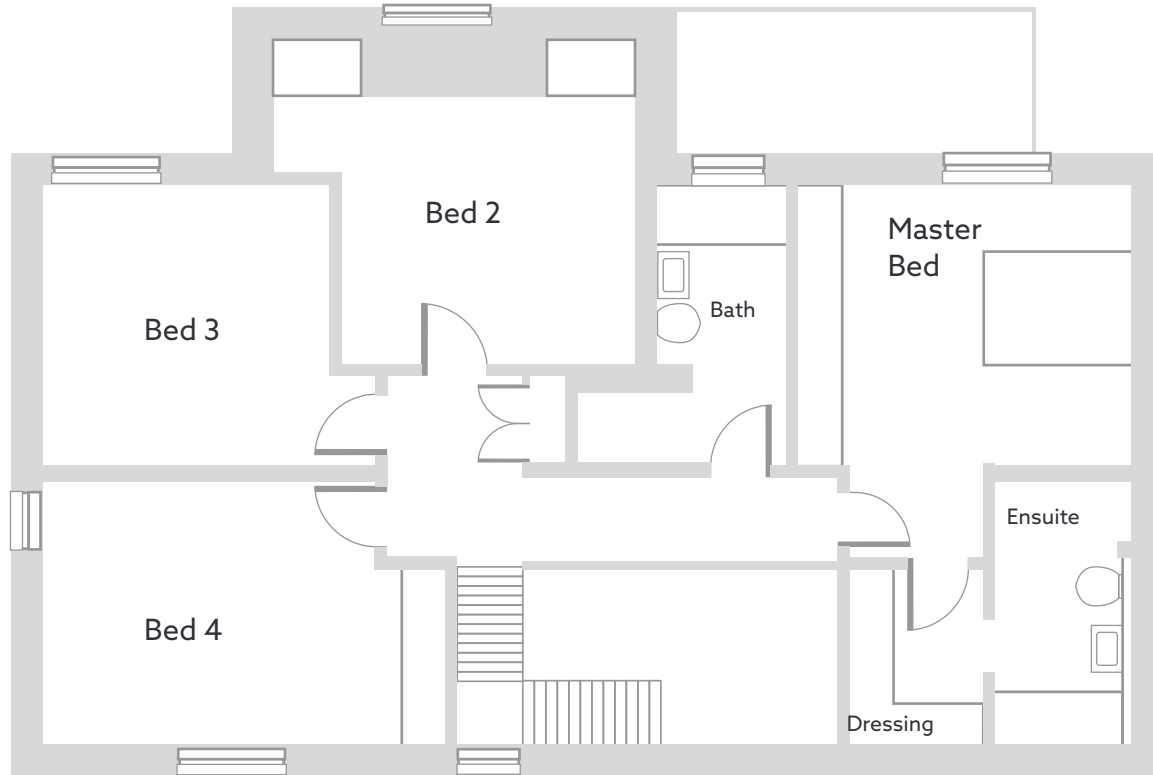
Ground Floor



Kitchen / Diner / Sitting	(32'1" x 21")
Living Room	(17'6" x 18'2")
Utility	(9'7" x 7'1")
Cloaks	(7" x 7'1")
W.C.	(3'7" x 7'1")
Bed 5	(9'8" x 12'2")
Ensuite	(8'6" x 6'3")
Study	(8'1" x 12'2")
Garage	(19'10" x 20'3")



First Floor



Master Bed	(14'11" x 12'2")
Bed 2	(16' x 13'10")
Bed 3	(12'9" x 12'2")
Bed 4	(17'11" x 12'3")
Bath	(5'11" x 12'2")
Dressing	(5'11" x 8')
Ensuite	(6'3" x 11'11")



Lowgate Site Plan



2 Lowgate Specification

- Traditional Insulated Block cavity structure
- Local Northwest white/Grey Limestone back-bedded stonework
- White smooth K rend finish
- Concrete floors with insulation and fibre screed incorporating under floor heating
- I Beam wooden floors on first level
- Ideal Combi aluminium / wood windows
- Natural stone flagging and garden Walls
- Burlington blue best natural slates
- Electric Velux roof lights
- Duravit bathroom suites
- Hansgrohe bathroom fixings
- Detached summer house
- White solid core internal timber doors
- Porcelano Tiling
- Solar Pv Panels are JA Solar 310 watt Mono Black - panels with Gse in roof installation Kit
- Daikin Hybrid air source heat pump inc Daikin gas boiler system
- Multipipe MLCP underfloor heating system
- Monsoon 350/150 Heat recovery system
- Daikin air conditioning system
- Led lighting throughout - Ansell recessed fire proof downlighters
- Smart WiFi
- Honeywell room thermostats
- Aico smoke/heat detectors
- Texecom alarm system
- Lutron Smart lighting
- Schüller Next125 Kitchen
- WiFi video doorbell
- Electric car charging point



For all enquiries, please contact our appointed agents:

FINE & COUNTRY
fineandcountry.com™

Fine & Country Lakes & North Lancs
Tel: 01524 380560
sales@fineandcountry-lakes.co.uk
19 Castle Hill, Lancaster, LA1 1YN

Or visit us at

bowersandnorman.co.uk