



**2 Highgate**  
Kirkby Lonsdale, LA6 2GU





## **Construction without compromise: the Bowers & Norman promise**

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

Bowers & Norman create the highest specification homes in the North West's most desirable locations.

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

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.

We 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.

Working closely with a highly talented and experienced local architect, 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. Whilst high-specification interiors and luxe-as-standard finishes deliver the lifestyle you've dreamed of.







## **Come home to Highgate: luxury townhouses crafted with the finest contemporary materials**

Come home to Highgate, an exclusive enclave of three eco-luxe town houses in the grounds of historic Cressbrook in Kirkby Lonsdale.

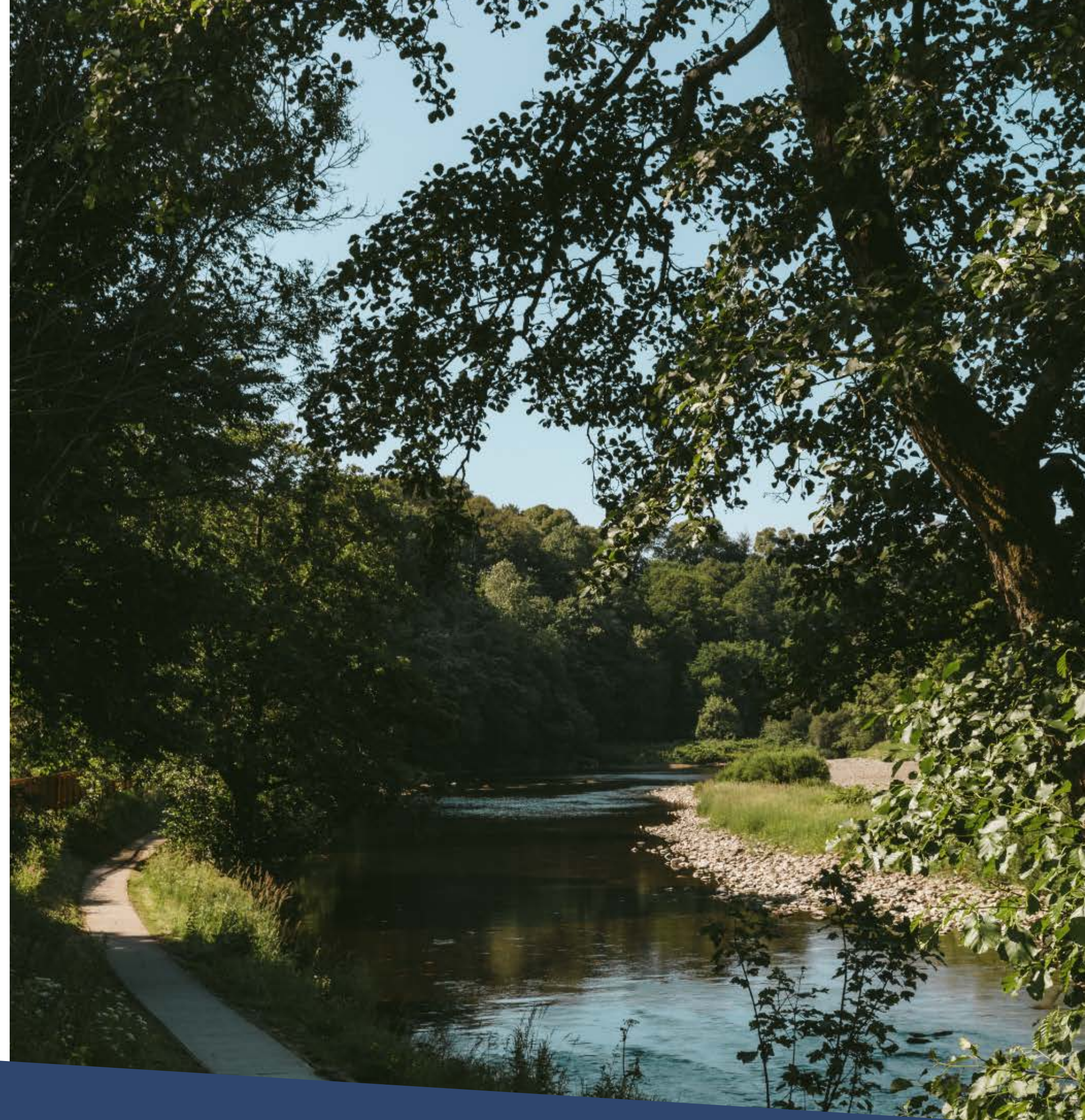
Inspired by the elegant Georgian and Victorian townhouses of Main Street, Mitchelgate and Bective Road, these four-bedroomed homes are a luxurious and eco-friendly evolution of a traditional style, updating it to the highest specification for the 21st century.

Located at the highest point of the leafy Cressbrook estate, the three-storey homes combine the finest natural materials with generous modern glazing and cutting-edge contemporary design, to maximise your connection with nature and natural light.

Where other builders are expanding on the boundaries of the town, Highgate sits squarely at the heart of the community, within easy walking distance of schools, shops and local amenities. There are no other plots left like these.

If you see your future in our historic town, Highgate may be your last chance to buy brand new within the traditional town boundaries.





## Kirkby Lonsdale

### A connected community

Connection has never been more important. Whether its sharing a socially distanced smile with our neighbours, reconnecting with nature, or keeping in touch with friends and colleagues online, 2020 has reminded us what really matters.

For families and professionals looking to reconnect, Highgate offers the ideal combination of countryside, community and connectivity.

From the warm welcome that awaits in Kirkby Lonsdale and the close-knit Cressbrook gated community, to the sociable spaces in your luxurious new home and the unspoilt landscape that surrounds it.





## About the town

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 some of England's most unspoilt countryside.

Just 12 miles outside Kendal, Kirkby Lonsdale enjoys an enviable position at the crossroads of three counties – Cumbria, Lancashire and North Yorkshire – providing an ideal place to reconnect with

nature in the Yorkshire Dales, Lake District and Forest of Bowland.

The town's popularity with cosmopolitan countryside lovers has transformed Kirkby Lonsdale into a thriving hub of boutique shops, traditional country pubs and independent eateries. Offering a delicious balance of relaxation and recreation, it's no wonder property here is so sought-after.





## **Zoom to work**

Despite the splendid scenery and sense of space that characterises Kirkby Lonsdale, it is well-connected for professionals.

There are road links to the M6 and A65, it is just 15 minutes from national rail routes, and there's easy access to Manchester and Liverpool airports.

Working from home right now? Our development provides fast broadband - as well as an enviable backdrop - for online meetings.





## 2 Highgate Key Features

2,400 sq ft 3 storey  
townhouse  
Much sought-after village  
location  
Master Suite and two further  
en suites  
Four double bedrooms  
Open plan living  
Private entrance  
Eco-friendly features



## Exclusive location, effortless luxury Unlock the door to your dream lifestyle

Imagine putting the key in your front door and unlocking the lifestyle you've always dreamed of. A place where space and light, modernity and tradition, house and garden, combine to create an energising contemporary home.

For families and professionals looking to reconnect, Highgate offers the ideal combination of countryside, community and connectivity.

**Come home to luxury; come home to Highgate.**





## Cook, dine, entertain, unwind

### Open plan dining kitchen

Characterised by a sense of space, light and luxury, the open plan dining kitchen is the centrepiece of your stunning townhouse.

Whether you need a family-friendly place for busy breakfasts and helping with homework, or a sophisticated space for socialising and entertaining, this versatile room is truly the heart of the home.

Designed to be sociable yet sophisticated, your luxury kitchen includes:

- a generous stone-topped island, perfect for entertaining
- a vaulted glass roof for dining under the stars
- bifold doors onto a private terrace
- underfloor heating for cosy toes

There are also stylish integrated Siemens and Neff appliances so, apart from champagne, there's nothing you need to bring when you move in.







## Recharge in your private sanctuary

### An outstanding master suite

The crowning glory of this sumptuous family home is a generous master suite occupying the full second floor. This abundant 345 square foot retreat promises the ultimate rest and relaxation, away from the hustle and bustle of daily life.

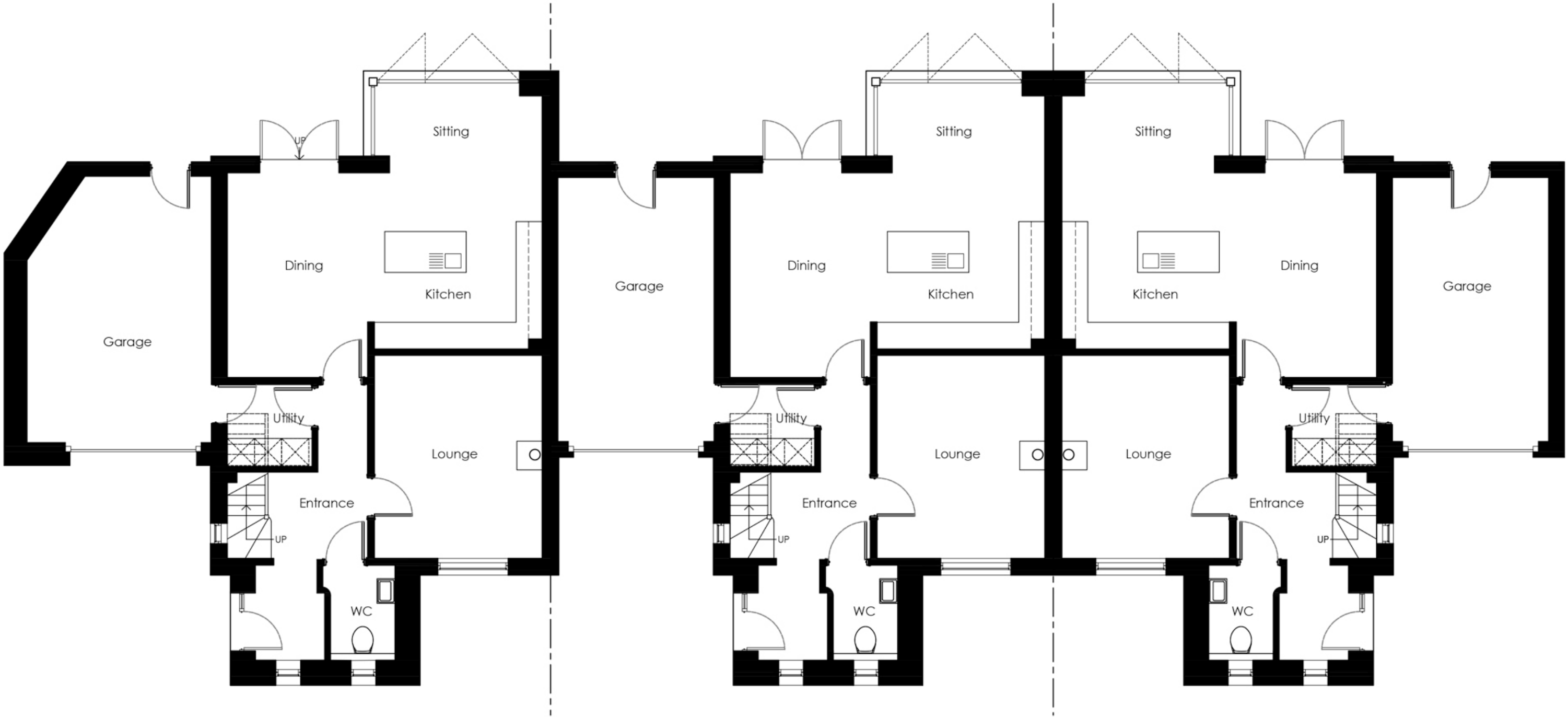
Flooded with light from a dormer window in the vaulted roof, your private sanctuary comprises:

- a generous sleeping area, fit for a king or queen (sized bed)
- a dedicated dressing room with stylish built-in storage
- a luxury en-suite, where you can unwind in spa-like style

Designed with demanding lives in mind, the sophisticated en-suite is equipped with everything you need to unwind. It features a decadent double-ended bath, generous glass shower enclosure with Porcelano tiling, and high-quality Hansgrohe fittings.



# Ground Floor



## 1 HIGHGATE

Kitchen / Dining / Sitting	18'4" x 22'10"
Lounge	14'8" x 12'2"
Utility	5'11" x 6'2"
W.C.	6'11" x 4'8"
Garage	19'3" x 13'4"

## 2 HIGHGATE

Kitchen / Dining / Sitting	18'4" x 22'10"
Lounge	14'8" x 12'2"
Utility	5'11" x 6'2"
W.C.	6'11" x 4'8"
Garage	19'1" x 11'4"

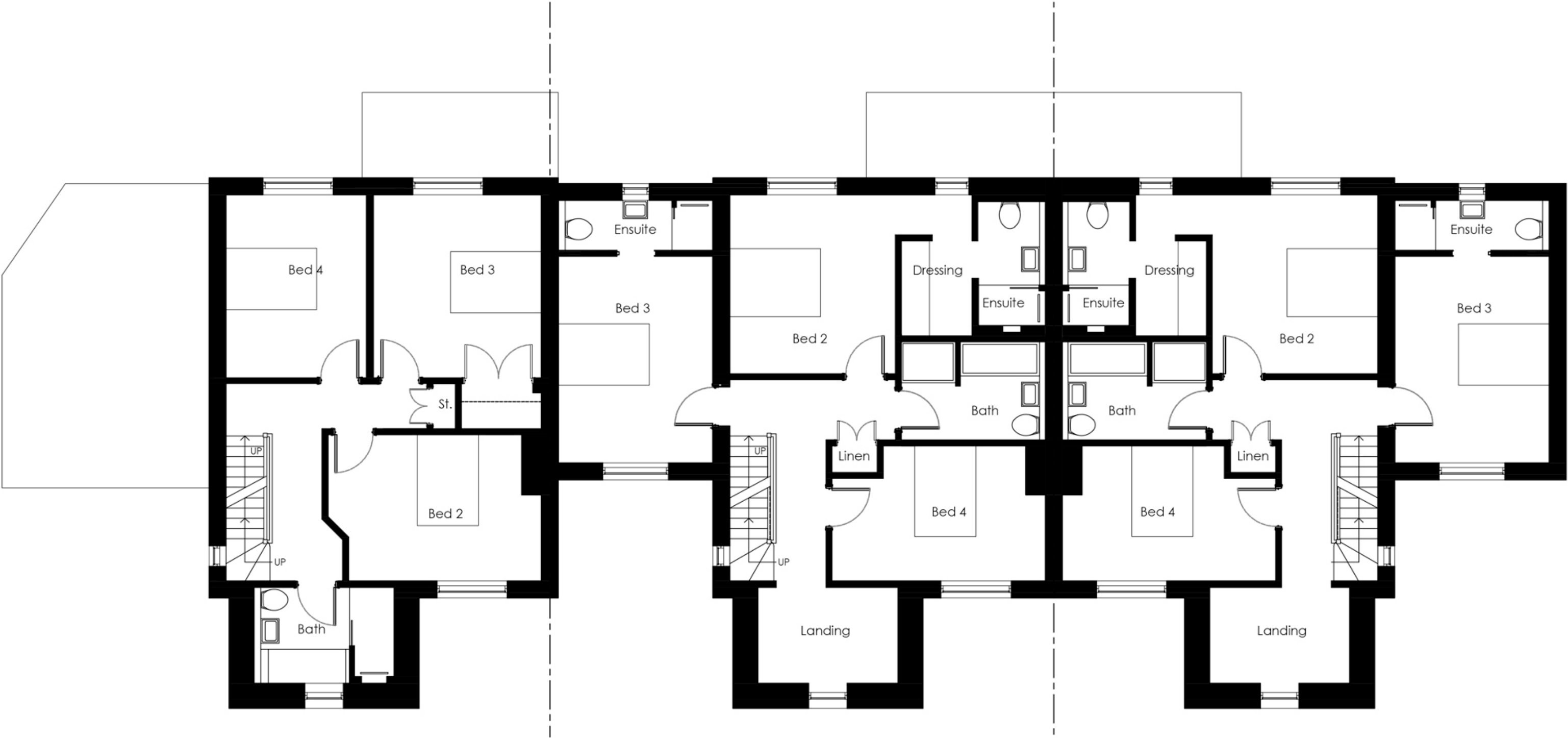
## 3 HIGHGATE

Kitchen / Dining / Sitting	18'4" x 22'10"
Lounge	14'8" x 12'2"
Utility	5'11" x 6'2"
W.C.	6'11" x 4'8"
Garage	19'1" x 11'4"





# First Floor



## 1 HIGHGATE

Bed 2	10'7" x 14'
Bed 3	13'3" x 12'2"
Bed 4	13'3" x 10'2"
Bath	6'11" x 10'1"

## 2 HIGHGATE

Bed 2	12'11" x 12'
Dressing	6'11" x 5'2"
Ensuite	8'11" x 4'11"
Bed 3	14'11" x 11'2"
Ensuite	3'7" x 11'2"
Bed 4	9'9" x 15'5"
Bath	7'1" x 10'5"
Landing	6'11" x 10'1"

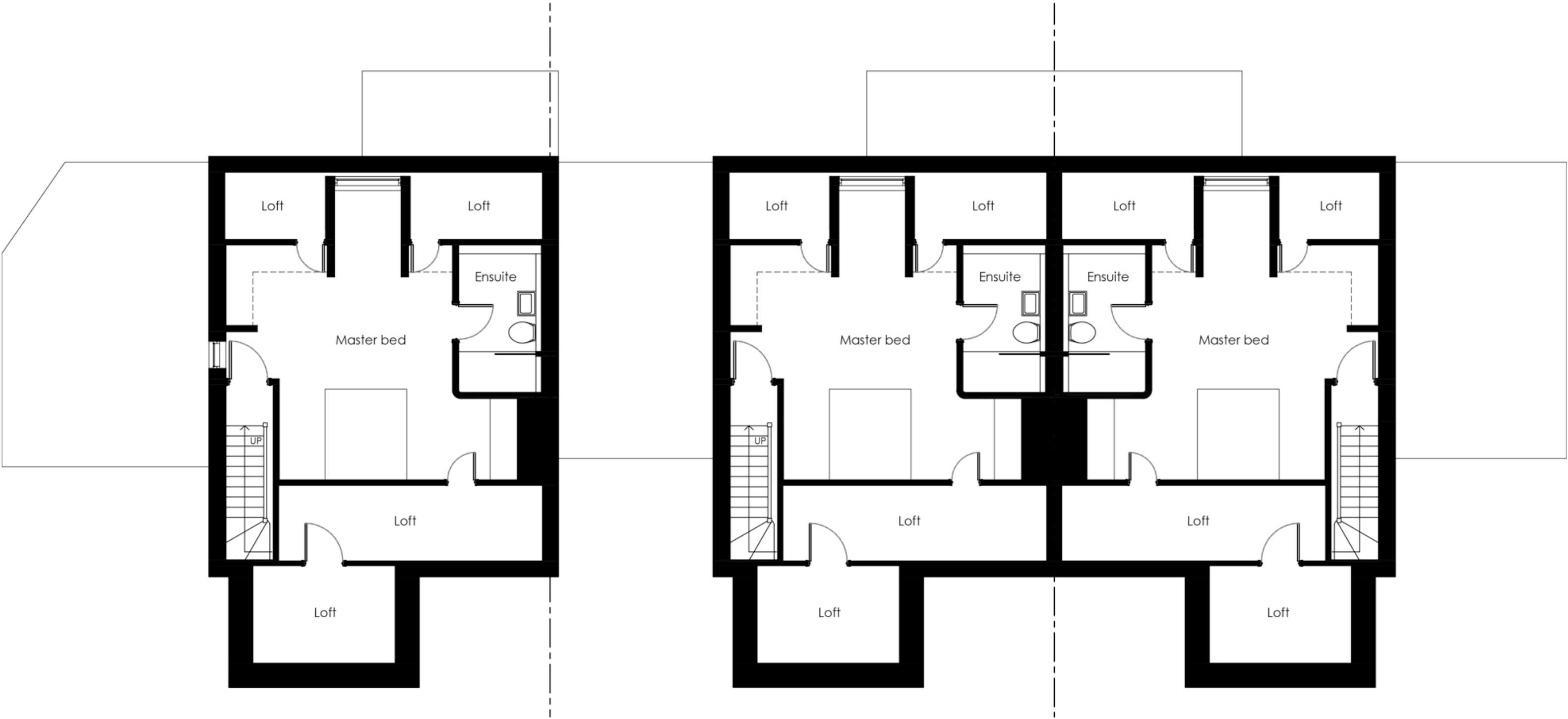
## 3 HIGHGATE

Bed 2	12'11" x 12'
Dressing	6'11" x 5'2"
Ensuite	8'11" x 4'11"
Bed 3	14'11" x 11'2"
Ensuite	3'7" x 11'2"
Bed 4	9'9" x 15'5"
Bath	7'1" x 10'5"
Landing	6'11" x 10'1"





# Second Floor



1 HIGHGATE

Master bed	17' x 16'5"
Ensuite	10'8" x 6'

2 HIGHGATE

Master bed	17' x 16'5"
Ensuite	10'8" x 6'

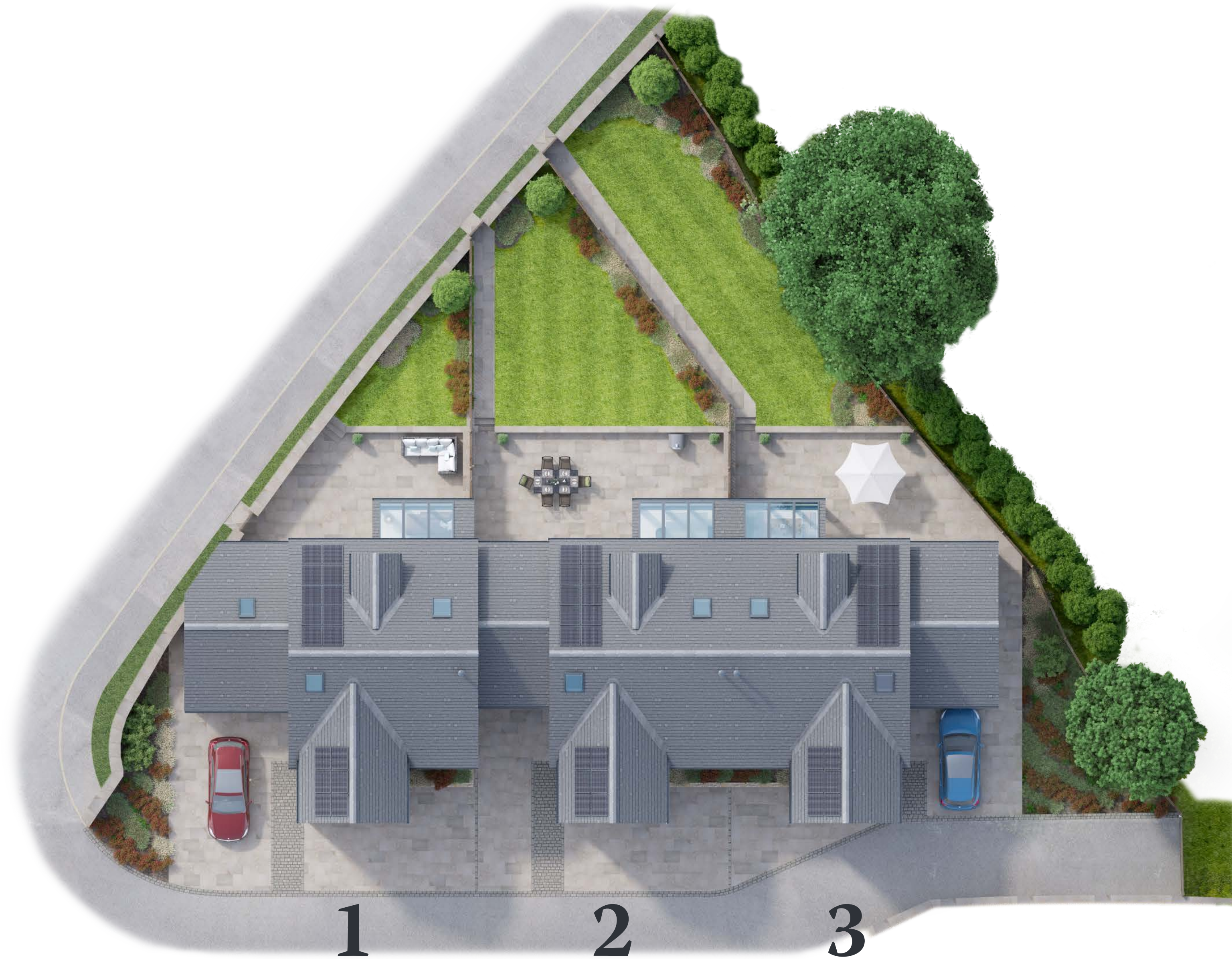
3 HIGHGATE

Master bed	17' x 16'5"
Ensuite	10'8" x 6'





# Highgate Site Plan





## 2 Highgate Specification

- Traditional insulated block cavity structure
- Local North West Sandstone flush pointed stonework
- White smooth K Rend finish
- Concrete ground floors with insulation and fibre screed incorporating underfloor heating
- Engineered timber I-beam on first and second floors
- JA Solar 310 watt mono black solar PV panels with GSE in-roof installation kit
- Ideal Combi Futura+ aluminium / wood windows
- Natural stone flagging and garden walls
- Burlington blue best natural slates
- Electric Velux roof lights
- Solid aluminium front door with frosted glass panel
- LED lighting
- Super fast broadband
- Spacious timber and glass balustrade stairwell
- Texecom alarm system control
- Porcelano tiling
- Monsoon 350/150 heat recovery system incorporating Daikin air cooling system
- Lutron smart lighting
- Aico smoke/heat detectors
- Modern Schuller Next 125 kitchen and island with integrated lighting
- Separate Schuller utility room
- Alufold aluminium bi-folding doors with large apex glass roof
- Smart WiFi Heatmiser programmable thermostat
- Integral wood burner and chimney breast
- Oak solid core internal timber door
- Duravit bathroom suites
- Hansgrohe bathroom fixings
- Henrad modern flush radiators
- LED lighting and 5 amp lamp sockets throughout
- TV and CAT 6 outlets
- Electric car charging point
- Daikin Hybrid air source heat pump including Daikin gas boiler system



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