High Gale



Quick Overview

Perfect family home
Character and historic appeal
Private and peaceful location
Excellent access to the Yorkshire Dales
Convenient country location
Spacious barns
Quiet area
Multiple reception rooms
Ultra-fast Broadband
Off Road Parking



High Gale

Cowan Bridge, LA6 2HR

Set in a wonderful rural location near Kirkby Lonsdale, High Gale, according to the date stone, was built in 1678. As a Grade II listed building, it is an impressive country home offering an exceptional combination of period character, generous accommodation, versatile outbuildings and beautiful countryside views. Surrounded by peaceful woodland and approached via a substantial gravel driveway providing extensive parking for multiple vehicles, the property enjoys a wonderfully private and tranquil setting. With generous gardens, a collection of adjoining barns and a well-appointed family home, High Gale is ideally suited to modern family life, entertaining and those seeking space both inside and out.

Adjoining the main house are two substantial barns, providing excellent versatile space with considerable potential for a variety of lifestyle requirements. One of the barns has a secure and separate workshop area and in the main area, has space to park several cars, a large log store area and so on. The other barn, which is probably older than the house, has previously been used for parties and weddings and offers an extremely attractive and impressive open space with exposed wooden beams, high ceilings and a large rolling timber door providing access towards the road. Both barns are in excellent condition and benefit from concrete flooring, modern lighting and a generous number of electric sockets. Whether required for workshops, storage, hobbies, entertaining or additional recreational space, these substantial outbuildings offer an exceptional degree of flexibility.

The gardens are equally generous and well stocked, with the front garden enjoying beautiful open views across the surrounding countryside. A traditional dry-stone wall separates the garden from the quiet country lane, creating a wonderful sense of privacy while preserving the property's idyllic rural character. Wooden gates lead through to the rear garden, where a large patio area provides an ideal setting for outdoor furniture, summer dining and entertaining, with the surrounding gardens creating a peaceful backdrop. The side gardens are laid with lawns and mature trees.



Welcome

To enter the house, there is a formal front door leading into large hallway overlooked by the open galleried landing on the first floor. From this hallway, there are doors leading to the kitchen, a reception room, used currently as a snug and the main staircase. The wide stairs have dark oak bannisters and lead up to the landing, which looks down onto the hall.

There is also a less formal but very welcoming entrance which leads into the heart of the home. This area includes a convenient WC and an adjoining utility room provides excellent practical space, with plumbing and so on for white goods as required, extensive shelving and a self-contained pantry.

Specifications

Kitchen
13' 10" x 14' 2" (4.22m x 4.32m)

Dining Room
14' 6" x 13' 5" (4.44m x 4.11m)

Reception One
17' 3" x 14' 3" (5.28m x 4.36m)

Reception Two
19' 10" x 19' 1" (6.05m x 5.84m)

Study Room
13' 10" x 9' 6" (4.23m x 2.90m)

Downstairs Bedroom
15' 8" x 15' 1" (4.78m x 4.62m)

Specifications

Office
13' 10" x 21' 8" (4.23m x 6.62m)

Bedroom One
15' 10" x 15' 3" (4.84m x 4.65m)

Bedroom Two
11' 4" x 15' 10" (3.46m x 4.85m)

Bedroom Three
9' 7" x 15' 7" (2.93m x 4.77m)

Bedroom Four
10' 2" x 13' 1" (3.1" m x 4.00m)

Family Bathroom
14' 3" x 6' 9" (4.35 m x 2.08 m)







Heart of the Home

The kitchen and dining room form a bright and sociable heart to the property, perfectly suited to family life and entertaining. The kitchen is beautifully appointed with a breakfast bar, dual sink, extensive fitted cabinetry, modern worktops and an electric AGA cooker complemented by an additional electric oven and touch hob. Five adjoining windows overlook the rear garden, bringing an abundance of natural light into the space, while high-level exposed wooden beams add to the property's distinctive character.

The adjoining dining area is suited to modern family life while appearing traditional, with two glazed doors opening directly onto the front garden and allowing natural light to flood the room. A double fronted stove with slate surround creates a warm and inviting focal point, while the generous proportions make this a wonderful room for large family gatherings and entertaining.



Relax and Unwind

Flowing naturally from the dining room, the first reception room continues the characterful style of the house with exposed wooden beams and two large front-facing windows. Exceptionally light and inviting, the room is comfortably carpeted and benefits from a shared fireplace with the dining room, creating a warm and relaxed setting for family time and informal gatherings.

Further through the property is the impressive main sitting room, centred around a grand fireplace which provides a striking focal point with a multifuel stove. Generously proportioned with substantial and attractive cruck beams, the room also benefits from a further door leading directly into the front garden. Its scale, natural light and wealth of character make it equally suited to relaxed family living or more formal entertaining, while the direct connection with the garden further enhances its versatility.

A smaller room off the sitting room, which has its own separate door to the back garden, has scope for a variety of uses, such as an office or library.













Bedrooms

The ground floor also provides a spacious bedroom which could equally serve as an additional reception room. Featuring a stone fireplace and wood burning stove, the room has considerable character and is positioned alongside a modern bathroom. This arrangement provides excellent flexibility for guests, older family members, those working from home or families requiring adaptable ground-floor accommodation.

A bright, carpeted staircase leads to the first floor and a banistered landing, with views back towards the main entrance and lower accommodation adding to the sense of space and connection throughout the house.

The principal bedroom is a substantial and bright room, with a front-facing window, exposed wooden beams and an attractive deep windowsill offering sufficient space to create a charming window seat. Built-in wardrobes provide excellent storage, while the adjoining en-suite is stylishly finished and benefits from a rear-facing window overlooking the garden. The en-suite incorporates a WC and large bath, complemented by a panelled floor.

Along the landing is the family bathroom, which is both spacious and practical, featuring a WC and walk-in shower. A trio of low windows provides attractive views towards the rear garden and fills the room with natural light, while double cupboards positioned at either end provide useful storage. Tiled walls complete the room and add a clean, timeless finish.

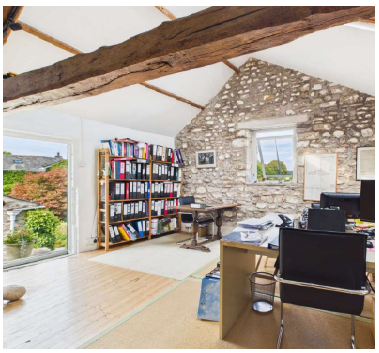
Bedroom Two is another lovely double bedroom, positioned at the front of the property with two windows overlooking the garden and adjacent fields. Exceptionally bright and generously proportioned, the room is carpeted and benefits from its own en-suite, creating a comfortable and private space for family members or guests

Bedroom Three is also a generously sized room with a front facing window, complete with fitted wardrobes and carpeting. Bedroom Four is a further well-proportioned room with a large front-facing window and carpeting. These two rooms will each easily accommodate a double bed, wardrobes and a desk with plenty of floor space to spare

Office

A separate inner hall with a return staircase leads up to an office space which is impressive yet discrete and has separate access from the main area of the house.

With a vaulted ceiling and striking exposed wooden beams with spectacular views of the fells, an attractive stone rear wall and generous proportions, this is an exceptional home-working environment making it equally suitable for professional use or a creative studio.





Outside

This exceptional property is complemented by beautifully established gardens, mature trees and shrubs, raised beds and a selection of fruit bushes.

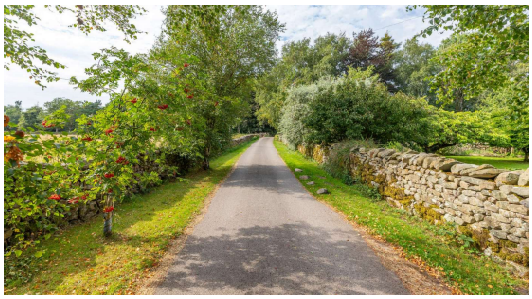
Outside lighting enhances both the front and rear. Modern conveniences include B4RN superfast broadband, with fibre optic connected directly to the property. Solar tubes providing added energy efficiency.

Extending to approximately 6.33 acres, the grounds offer an outstanding combination of fields, woodland, creating a wonderfully private and peaceful setting surrounded by natural beauty.

In addition there is a length of the nearby Leck Beck and its banks which includes fishing rights (extending to 3.29 acres).

For those seeking even greater space and scope, a further approximately 4 acres may also be available by separate negotiation, presenting a rare opportunity to acquire an exceptional rural property in a truly special setting.









High Gale

High Gale is a truly characterful country property, combining beautiful countryside views, generous and versatile accommodation, extensive gardens, substantial outbuildings and a wonderfully warm and homely atmosphere. With impressive entertaining spaces, multiple bedrooms, excellent home-working opportunities and a collection of attractive and functional barns, the property is particularly well suited to a family who enjoys having friends and relatives to stay and making the most of both the house and its surroundings.





Floorplan

High Gale, Cowan Bridge, LA6 2HR

Approximate Area = 6801.5 sq ft / 631.9 sq m

For identification only - not to scale

Important Information

Parking:
Off road parking.

Tenure:
Freehold (Vacant possession upon completion).

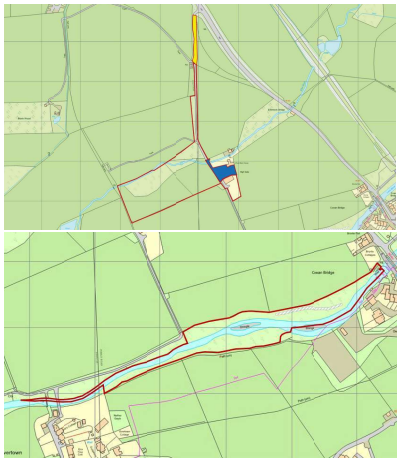
Services:
Mains electricity, septic tank, LPG gas central heating.

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

Council Tax Band:
Westmorland and Furness Council. Tax Band F.

What3Words:
///took.speared.recliner

Directions:
Leave the Hackney & Leigh office and head out of the Market Square onto Main Street. Continue along Main Street and turn left at the end of the road onto the A65. Follow the A65 towards Ingleton. Continue through the countryside and past the turn for Cowan Bridge. Just before/around Cowan Bridge, look for the turning on the right signposted as a cul-de-sac, with a no overnight parking sign. Turn right onto Gale Lane. Continue along Gale Lane. High Gale will be on your left. High Gale is on Roman Road, Cowan Bridge, LA6 2HR.



All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by https://checker.ofcom.org.uk/en-gb/broadband-coverage on 21/07/2026.



Viewings

Strictly by appointment with Hackney & Leigh
Kirkby Lonsdale Office.

To view contact our office:
Call us on 015242 72111
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