



# ASHLEY BANK

Newbiggin on Lune | Kirkby Stephen | Cumbria | CA17 4LZ



HEWETSON & JOHNSON

THE PROPERTY CONSISTS OF:

**The Main House**

**Entrance hall • Kitchen/dining room • Sitting room • Study/snug • Garden room • Boot room  
WC • Utility room • Master bedroom with bathroom en suite • 2 further bedrooms • House  
bathroom • Garden • Outside kitchen • Store • Parking**

**Ashley Cottage**

**Entrance hall • 3 reception rooms • 5 bedrooms • 4 bathrooms (3 en suite) • Garden • Parking  
Hot Tub**

**Beechtree Cottage**

**Sitting room • Kitchen • Bedroom en suite • Patio garden**

**LOCATION**

Ashley Bank is located just outside the village of Newbiggin on Lune, in the Lune Valley close to the river's source. Set in the Yorkshire Dales National Park and overlooking the Howgill Fells, the property enjoys some of the area's finest countryside. The Lake District National Park commences the other side of Tebay making this a great location for those with a love of the Great Outdoors.

Ravenstonedale (1.7 miles) is home to two excellent inns, The Kings Head and Black Swan Hotel, and a popular par 3 golf course. Kirkby Stephen (6.4 miles) has excellent facilities including convenience stores, places to eat, a railway station with links to Leeds and Carlisle covering the scenic Settle to Carlisle section, and good local shops.

Kendal is 19 miles to the southwest and has more extensive services including a train station and supermarkets. Oxenholme train station is just outside Kendal and has regular services between London and Edinburgh. The M6 is accessed at Tebay (6 miles), and the A66 at Brough (11 miles).

There are several primary schools and nurseries nearby including Ravenstonedale (Nursery only), Orton and Kirkby Stephen, and Kirkby Stephen Grammar School has a "Good" rating (Ofsted 2024). Sedbergh, a private school, is 13 miles away and takes pupils from three years old through to A Levels.

**THE HOUSE AND GARDEN**

The current owners completely refurbished the house, creating a wonderful home with exceptional views of The Howgills. The property was converted from the original farmstead belonging to the manor house next door. In addition to the house's spectacular garden, the holiday homes benefit from their own separate, lawned garden to the west of the house.

The ground floor provides an impressive kitchen/dining room with two windows providing panoramic, southerly views over the garden to the fells. There is a large central island with a breakfast bar and plenty of room for a dining table and space to circulate. The living room is open to the kitchen and has a clever Elm screen that partially separates the two rooms; it has a vaulted ceiling with skylights, resulting in a light, contemporary reception room. There is also a practical boot room with a WC, located by the front door. Situated to the first floor is a sitting area and useful study.

There are three bedrooms and two bathrooms at garden level including the generous master





bedroom which has an en suite bathroom. Of particular note is the garden room which takes in the garden and extraordinary view. The laundry is adjacent to the bedrooms.

The garden is beautifully designed with well stocked borders and terraces taking advantage of the stunning backdrop. The owners created a very civilised outdoor “kitchen”, with a timber frame and roof, offering a shaded spot to entertain in the summer months. For those keen to grow their own food there is a kitchen garden with a green house and fruit cage.

The house is approached across a common, along an attractive, private treelined drive to two extensive parking areas with an electric charging point, serving the holiday accommodation and house. There are stone steps leading to the front door, creating an impressive introduction to the house.

#### THE HOLIDAY ACCOMMODATION

There are two holiday properties attached to the main house that have been completely refurbished and have proved extremely popular.

**Ashley Cottage** provides five bedrooms with four bathrooms, a generous kitchen, separate dining room and double reception room which opens onto the garden. The accommodation sleeps up to 12 guests.

**Beechtree Cottage** has a double bedroom with an en suite shower room and an open plan sitting room and kitchen. The accommodation sleeps two to four guests.

The cottages’ garden is practically situated away from the main house and is predominantly laid to lawn with a children’s area and hot tub in its own building.

#### LOCAL AUTHORITY

Yorkshire Dales National Park.

#### COUNCIL TAX

The house- Band D, payable to Westmorland and Furness Council. Currently the holiday lets benefit from small business relief.

#### SERVICES

Mains Water, private drainage and LPG heating and hot water.

#### CONNECTIVITY

There is “good outdoor” mobile signal in the area (Ofcom). B4RN provides ultrafast broadband

*An exceptional contemporary home  
with two holiday cottages and  
panoramic views of The Howgills*



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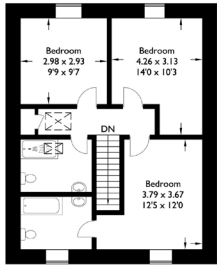




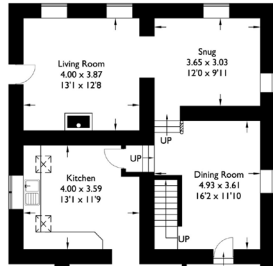


# Ashley Bank

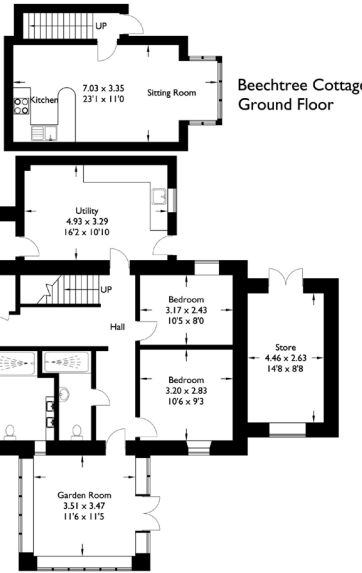
Approximate Gross Internal Area : 208.45 sq m / 2243.73 sq ft  
 Ashley Cottage Bank Barn : 248.52 sq m / 2675.04 sq ft  
 Beechtree Cottage : 48.28 sq m / 519.68 sq ft  
 Total : 505.25 sq m / 5438.46 sq ft



Ashley Cottage First Floor

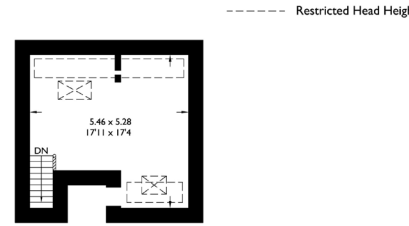


Ashley Cottage Ground Floor



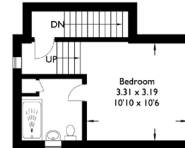
Ashley Bank House Ground Floor

For illustrative purposes only. Not to scale.  
 Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.

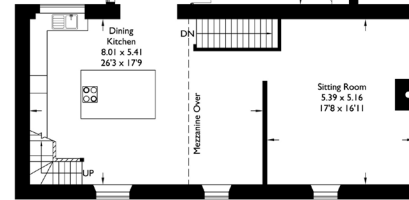


Ashley Bank Barn Second Floor

----- Restricted Head Height



Beechtree Cottage First Floor



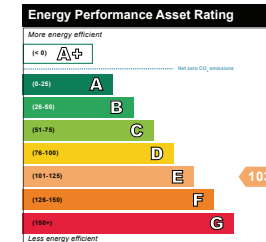
Beechtree Cottage First Floor

House and garden photography taken May 2026 and cottage photography taken 2025.

Fixtures and Fittings - All carpets, blinds, curtains, light fittings, garden ornaments, etc., are excluded, although some may be available by separate negotiation.

These particulars are only a general outline for the guidance of intending purchasers and do not constitute in whole or in part an offer or a Contract. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct, but any intending purchaser should satisfy themselves by inspection, searches, enquiries, and survey as to the correctness of each statement. All statements in these particulars are made without responsibility on the part of Hewetson and Johnson or the vendor. No statement in these particulars is to be relied upon as a statement or representation of fact. Neither Hewetson and Johnson nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property.

Ashley Bank House and attached Cottage



Ashley Cottage

