



Kirkby Lonsdale

£310,000

13 Fairbank
Kirkby Lonsdale
Carnforth
LA6 2BD

Imaginatively redesigned and impressively finished. This stone and slate cottage is beautifully appointed with one king bedroom and one double bedroom arranged over three floors with an additional space in the two chamber cellar.

The attention to detail is first class and this Grade II listed cottage really feels like it has been brought back to life for the next lucky purchasers to enjoy and cherish. This is one that must be viewed.

Property Ref: KL3223





Living Room



Bedroom One



Bedroom Two

Location From Market Square, turn left and go up New Road. Bear right at the top and come down Mitchelgate. At the bottom, turn left and follow the road round, the property is just on the right hand side after the Orange Tree pub.

Accommodation (with approximate dimensions)

Entrance Entered via a part glazed hardwood door.

Living Room 19' 1" x 9' 7" (5.82m x 2.92m) Tiled floor section on entering. Double glazed sash window to the front aspect. Ceiling downlights, beam, built-in shelving, television and telephone points. Multi-fuel burner and hearth. Double radiator

Kitchen/Diner 10' 2" x 8' 6" (3.1m x 2.59m) Double glazed window to the rear aspect and hardwood door to the rear. Ceiling downlights. Fitted with a range of base and eye level units with complimentary work surfaces incorporating an integrated sink and mixer tap with tiled splash backs. Integrated electric Bosch oven and electric four ring hob with extractor hood over. Space and plumbing for a washing machine and a fridge. Telephone point

Cellar 9' 7" x 7' 11" (2.92m x 2.41m) Two chamber cellar with lighting.

First Floor Landing Spotlight track and beam. Useful space for a dressing area with double wardrobe space and dressing table. Radiator

Bedroom Two 9' 8" x 9' 0" (2.95m x 2.74m) Double glazed window to the front aspect. Ceiling light point and ceiling beam. Double radiator.



Kitchen/Diner

Bathroom A stunning bathroom with two double glazed windows to the rear aspect. Ceiling spotlights partly tiled walls and tiled flooring with underfloor heating. Fitted with a four piece suite comprising of a panelled bath, vanity sink unit and low level W.C with a step up to a modern and contemporary fully tiled wetroom - walk-in shower area. Two useful cupboards one housing a Worcester boiler. Shaver point, extractor fan and heated towel rail.

Stairs to second floor Ceiling light point

Bedroom One 18' 11" x 9' 4" (5.77m x 2.84m) Double glazed window to the front aspect and ceiling Velux to the rear. Ceiling light point and two wall lights, beams and a double radiator. Space for a dressing area.

Sevices Mains gas, mains electric, mains water and mains drainage.

Tenure Freehold. Vacant possession upon completion.

Council Tax Band C South Lakeland District Council

Viewings Strictly by appointment with Hackney & Leigh Kirkby Office.

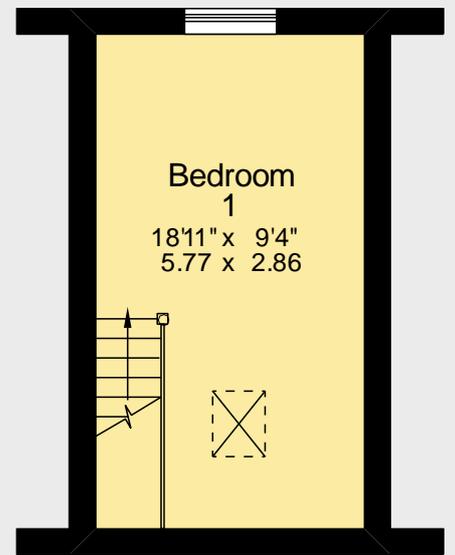
Energy Performance Certificate The full Energy Performance Certificate is available on our website and also at any of our offices.



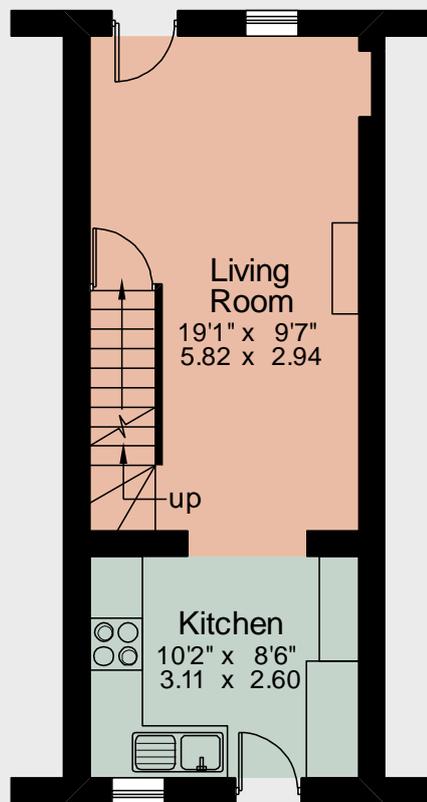
Bathroom



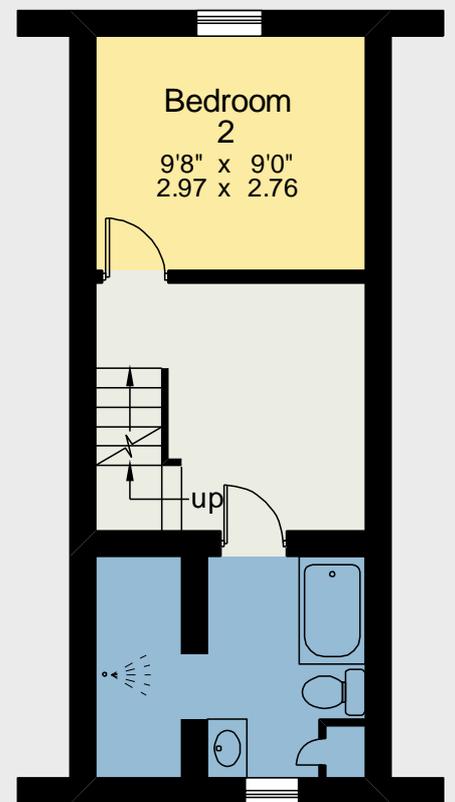
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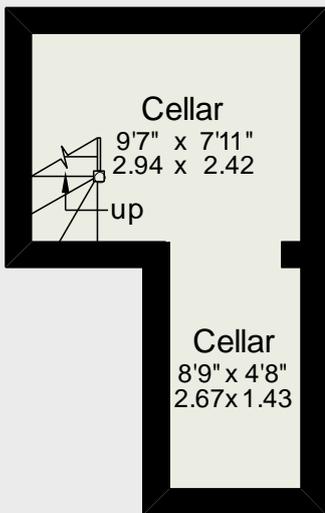
Second Floor



Ground Floor



First Floor



Lower Ground Floor

Approx Gross FloorArea = 908 Sq. Feet
 = 84.17 Sq. Metres

For illustrative purposes only. Not to scale.

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