



Kirkby Lonsdale

£310,000

16 Mitchelgate
Kirkby Lonsdale
Carnforth
LA6 2BE

A quintessential Kirkby Lonsdale Cottage - Grade II Listed warm and welcoming home with the charming two double bedroom accommodation arranged over three floors and enjoying some lovely period features including low beamed ceilings and stone fire place. A real Cracker with No occupancy restrictions.

Property Ref: KL3272

2 

1 

1 

N/A 



Kitchen/Living Room



Kitchen/ Living Room



Kitchen

Location Located in the heart of the picture perfect market town of Kirkby Lonsdale, with a range of boutique shops, impressive selection of bars, restaurants and pubs. The area has a fine selection of schools to choose from, with the highly sought after QES located in the town and the independent Sedbergh School nearby. Within ten minutes of the M6 J36 and with excellent access to the Lake District National Park and the Yorkshire Dales National Park, perfect for those who enjoy all kinds of outdoor activities whilst also enjoying the practicalities of living in a small town location.

Directions From Market Square, walk up New Road, pass the Post Office and Institute and turn right onto Bective Road. At the end turn right onto Mitchelgate and No. 16 is part way down on the left.

Accommodation (with approx. dimensions)

Entrance Porch Enter via a part glazed stable door into porch area with area to hang coats.

Kitchen/Living Room 16' 6" x 14' 11" (5.03m x 4.55m) Open plan Kitchen living room. The kitchen area is fitted with a bespoke Atlantis kitchen, with a range wall and base units in a high gloss finish, complementary quartz worktops and upstand with nitrated stainless steel units. Fitted with a range of intergrade appliances including, Neff oven, four ring Neff gas and integrated undercounter fridge. Double glazed sash style window to the front aspect.

The living space has two double glazed sash style windows to the front and rear aspect. Feature coal effect gas fire with stone hearth and stone surround. Side lighting, recessed shelving, TV point and telephone point.



Bedroom One

First Floor Landing Wooden staircase, ceiling light point and useful under stairs storage.

Bedroom One 15' 5" x 9' 10" (4.7m x 3m) Double bedroom with double glazed sash style window to the front and rear aspect, ceiling light point, built in wardrobe and electric storage heater.

Shower Room Three piece suite comprising of: shower unit, pedestal hand wash basin, and low level W.C. Part tiled walls, window to the front aspect and heated towel rail.

Second Floor Landing Ceiling light point.

Bedroom Two 15' 11" x 11' 9" (4.85m x 3.58m) Double bedroom with sky light. Ceiling light point, exposed beams and lots of eaves storage. Cupboard housing hot water cylinder and electric radiator.

Services Mains electricity, mains gas, mains water and mains drainage.

Parking The property comes with two parking permits and can be used on Bective road, outside the Fire station and on New Road.

Council Tax Band B South Lakeland District Council

Tenure Freehold. Vacant possession upon completion.

Viewings Strictly by appointment with Hackney & Leigh Kirkby Lonsdale Office.



Bedroom Two



Bedroom One

Mitchelgate, Kirkby Lonsdale, Carnforth, LA6

Approximate Area = 597 sq ft / 56 sq m

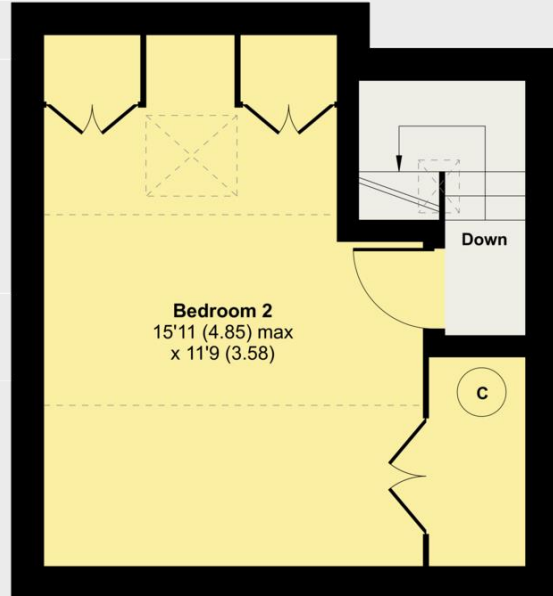
Limited Use Area(s) = 110 sq ft / 10 sq m

Total = 707 sq ft / 66 sq m

For identification only - Not to scale



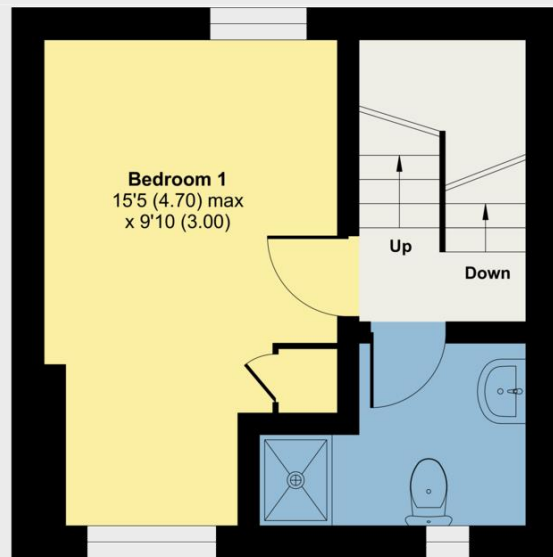
Denotes restricted head height



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©n/checom 2021. Produced for Hackney & Leigh. REF: 751951

A thought from the owners...

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