



## Kirkby Lonsdale

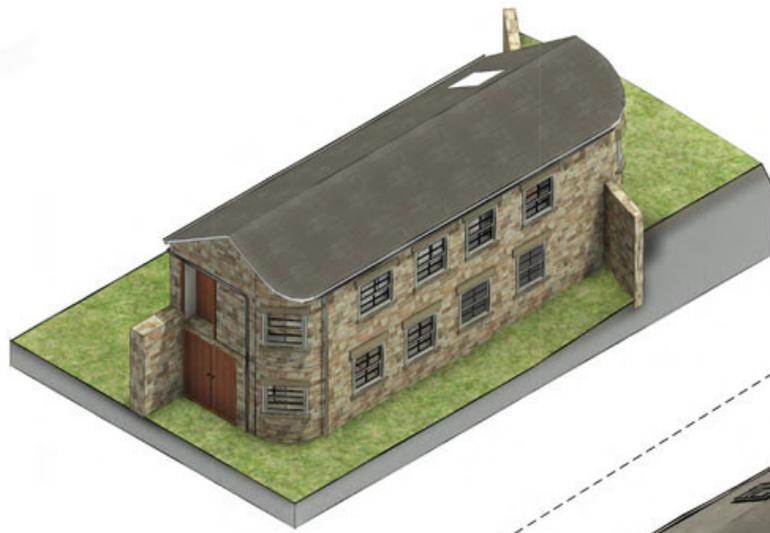
**£160,000**

The Hut  
Fairbank  
Kirkby Lonsdale  
Carnforth  
LA6 2BD

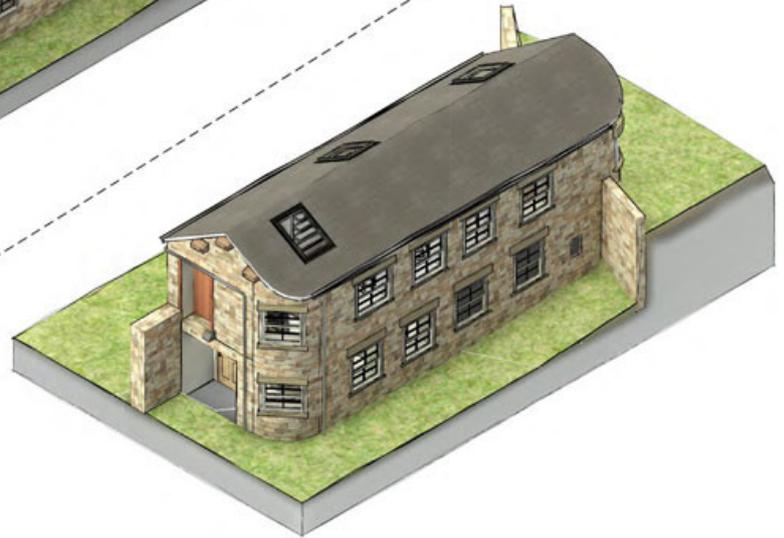
A detached stone and slate building that was the former base for scouts which now has planning approved to convert to a two bedroom holiday let in the conservation area of this ever popular market town and visitor destination

Property Ref: KL3293

N/A 



Existing - Axonometric Sketch



Proposed - Axonometric



**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 left down the alley opposite Orange Tree pub. With pedestrian access only.

**Ground Floor**

39' 1" x 11' 5" (11.91m x 3.48m)

With two windows to the side aspect, two wall heaters, light and power. Two W.C cubicals and stairs leading to first floor.

**First Floor**

39' 1" x 11' 5" (11.91m x 3.48m)

With five windows (not secure) to side and front aspect, exposed trusses and fire place. Front Door High Level.

**Services**

Mains electricity, mains water and drainage

**Council Tax**

South Lakeland District Council

**Tenure**

Freehold. Vacant possession upon completion.

**Viewings**

Strictly by appointment with Hackney & Leigh Kirkby Lonsdale Office. 015242 72111



Front Aspect

**Planning** South Lakeland District Council has granted planning permission (Ref SL/2020/0981) for the change of use from a former scout hut to a two bedroom holiday let with internal and external alterations.

Permission was granted on the 8th November with a number of limitations attached which are presented within the planning permission.

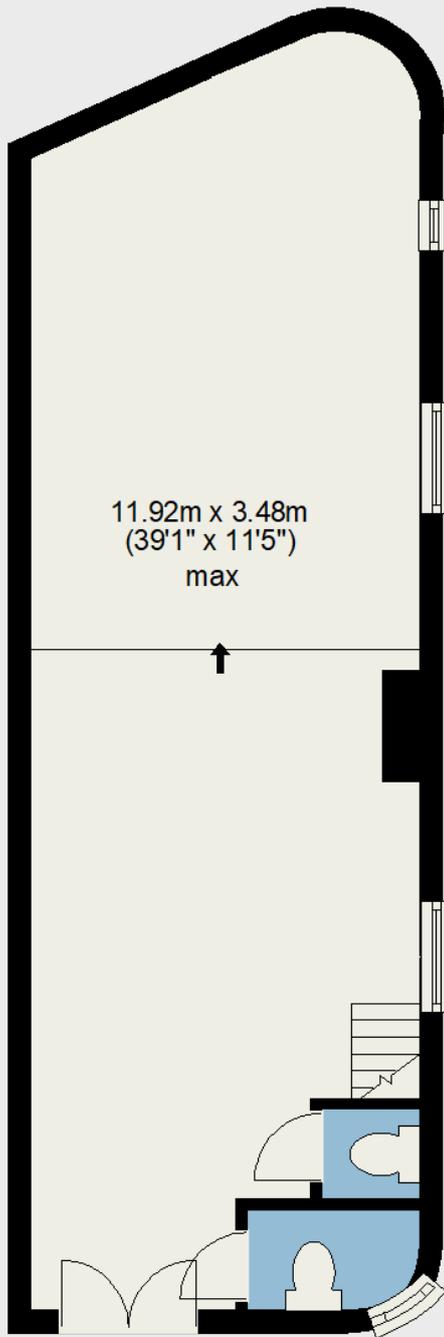


Front Aspect

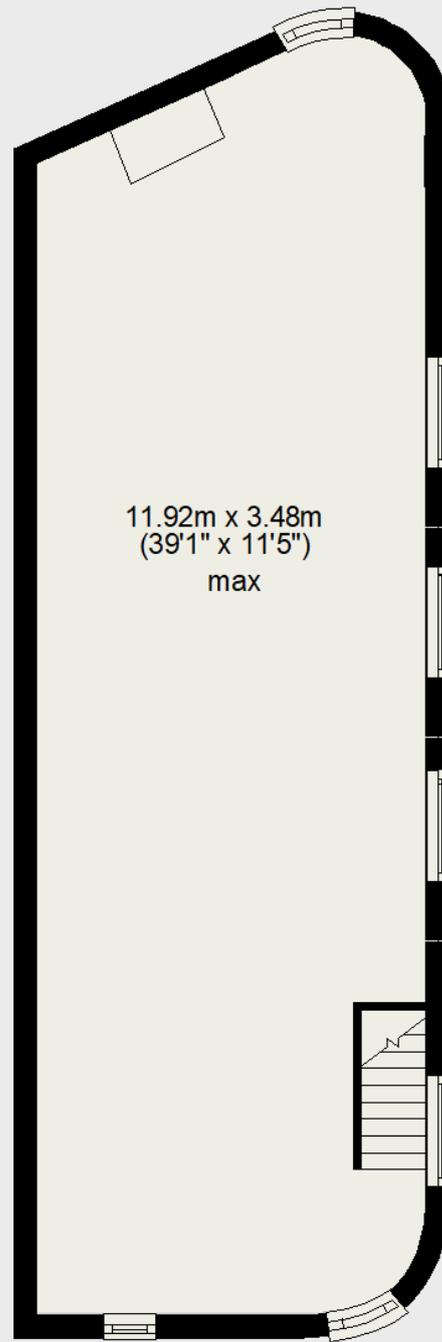


OS Map

## Ground Floor



## First Floor



**Total area: approx. 75.1 sq. metres (808.2 sq. feet)**

For illustrative purposes only. Not to scale. REF: KL3167

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