



## Kirkby Lonsdale

£225,000

11 The Old Tannery, Mill Brow, Kirkby Lonsdale, Carnforth, LA6 2AT

Located in the conservation area of this historical market town, this attractive purpose built development is centrally situated allowing full advantage to be made of the many independent restaurants, pubs and shops.

Attractively presented, this well planned, easily maintained, one bedroom property enjoys extensive views and secure parking.

### Quick Overview

- Studio Apartment
- Secure Underground Car Park
- Central Kirkby Lonsdale Location
- Low Maintenance
- Perfect 'Lock up and leave'
- No Onward Chain



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TBC



Off Road  
Parking

Property Reference: KL3368





Juliet Balcony



Living Area with Open Views



Living Area



Kitchen

## Property Overview

Kirkby Lonsdale is one of the jewels in South Lakeland. It occupies the most convenient and beautiful location in the Lune Valley between the Yorkshire Dales National Park and the Lake District National Park. It is renowned for Ruskins View and that is basically what is on offer here framed by the living room French doors.

This modern small development is central to Kirkby Lonsdale yet tucked away from the bustle of this popular Market Town. Ideal as a second home or permanent residence.

Situated within the iconic 'Old Tannery' building. Access is via a few steps up to the communal entrance with designated letter box area with a door leading to the secure garage below.

The apartment is accessed via the entrance hall with a secure entry phone system. The hallway provides a generous essential storage cupboard for shoes and coats. Immediately on your right is the bedroom area with plenty of space for a double bed and having built in wardrobe and drawers. The open plan living/dining area is light and bright with plenty of place for sofas and dining table. The double glazed patio doors leading to Juliet balcony provides fantastic views across the river and towards Casterton fell. This room offers the perfect area for entertaining friends and family and effortlessly leads into the kitchen

The Kitchen is fitted with a range of wall and base units, complementary worksurfaces and tiled splash back. Having a range of integrated appliances including, oven, 4 ring gas hob and space for a washing machine and fridge.

The bathroom comprises of three piece suite with panelled bath and shower over, pedestal sink unit and W.C.

## Parking

The property offers a secure underground car parking space which is private to The Old Tannery occupiers. Access is via a remote control roll shutter door to the front, with a private stairway to the apartments. To the rear of the parking area a bin storage area can be found.



## Location

From the Market Square walk up the Main Street turning right at Plato's onto Mill Brow and The Old Tannery is 50 m on the left.

**What3words:** ///appoints.rarely.buffoon

## Accommodation (with approximate dimensions)

**Bedroom Area** 15' 0" x 12' 10" (4.57m x 3.91m)

**Kitchen/Dining/Lounge Area** 19' 9" x 19' 9" (6.02m x 6.02m)

## Property Information

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

**Tenure** Leasehold with a 999 year lease from 1998 - a management fee of £1400 per annum to be paid in two annual instalments.

**Council Tax** South Lakeland District Council - Band B

**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.



Bedroom Area



Bedroom Area



Bathroom



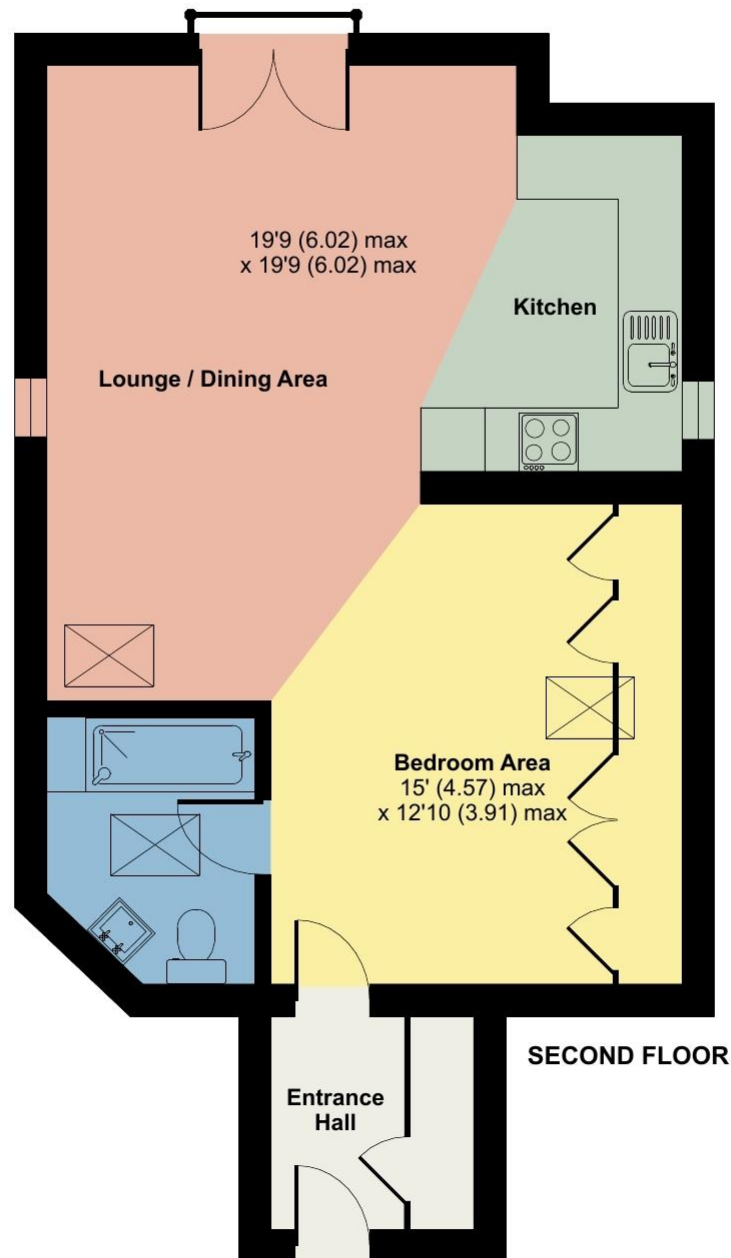
Spectacular Views



# The Old Tannery, Mill Brow, Kirkby Lonsdale, Carnforth, LA6

Approximate Area = 601 sq ft / 55.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Hackney & Leigh. REF: 916493

## A thought from the owners...

A peaceful haven with mesmerising views and instant access to river walks, I will be sad to sell this lovely flat!

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