

40
YEARS
1982 - 2022

HACKNEY
& LEIGH



Kirkby Lonsdale

6 Mitchelgate, Kirkby Lonsdale, Carnforth, LA6 2BE

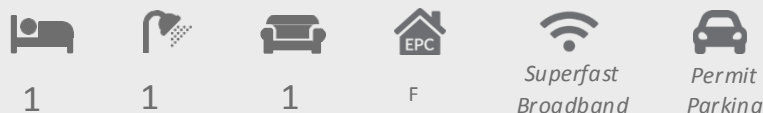
This unique and wonderful Grade II Listed stone-built cottage style property is beautifully presented and is superbly placed in the heart of the conservation area of this much sought after market town. 6 Mitchelgate is ideal for those seeking a permanent residence or a bolt hole within walking distance to Kirkby Lonsdale Town Centre. The current owners operate the property as a successful holiday let.

On entering the property the attention to detail becomes apparent, the living room enjoys a cosy atmosphere and the attractive kitchen is fitted and well equipped, upstairs is a spacious bedroom and modern bathroom. Complete with a plethora of original features this one bedroom accommodation will excite a range of buyers. The property is offered chain free.

'Offers Over' £285,000

Quick Overview

Delightful One Bedroom Cottage Style Property
One Reception Room, One Bathroom
Successful Holiday Let
Immaculately Presented
Sought After Location
The Perfect Holiday Let or Weekend Retreat.
Furniture Available by Separate Negotiation
Grade II Listed
On-street Permit Parking
Superfast Broadband Available



Property Reference: KL3371



Living Room



Living Room



Kitchen



Kitchen

Property Overview The property is beautifully presented and would lend itself perfectly for those seeking a peaceful weekend bolt-hole, a permanent residence or a splendidly placed holiday let. Bursting with original character and charm, built of solid construction with a wealth of exposed beams and lintels, deep set windows, doors with Suffolk latches and deliciously imperfect thick stone walls. It has the benefit of full double glazing and electric central heating and is decorated in a modern and contemporary style whilst still retaining the 'cottage feel'.

Enter the property up a couple of steps into the kitchen. Fitted with a range of wall and base units, complimentary wood effect worktop and ceramic sink unit. Kitchen appliances included are a Beko oven and microwave and a two ring electric hob. Complete with stunning herringbone flooring that runs throughout the ground floor.

Moving through to the living room that enjoys an aspect to the front over looking Mitchelgate. The stove effect electric fire creates a cosy feel for those cooler nights and is ideal for relaxing after a long walk on the nearby fells.

Moving upstairs to the first floor, the spacious bedroom boasts space for a king-size bed and additional furniture and enjoys an aspect to the front. The adjoining bathroom is first-class, a recent installation with neutral toned wall and floor tiles, large inset bath with rainfall shower and additional hand held attachment, wall mounted wash hand basin, low flush W.C. and chrome ladder radiator.

Outside 6 Mitchelgate benefits from a small cobbled courtyard area and useful store.

Location From Hackney & Leigh's Kirkby Lonsdale Office, walk along Main Street and follow the road onto Market Street, Mitchelgate is on your left and number 6 is part way up on the left.

Kirkby Lonsdale has been voted one of the top places to live in the North West of England for the fourth year in a row. With its range of independent shops, restaurants and bars, it is the ideal base from which to explore the surrounding spectacular countryside. The town is famous for John Ruskin View and Devils Bridge. The river 'Lune' runs through the town providing a lovely circular walk for all.

Property Information

Services Mains water, electricity and drainage.

Business Rates This property has a rateable value of £2,500.

Tenure Leasehold. Subject to the remainder of a 999 year lease from 1993. A copy of the lease is available for inspection at the office.

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

Viewings Strictly by appointment with Hackney & Leigh Kirkby Office.



Mitchelgate, Kirkby Lonsdale, Carnforth, LA6



Approximate Area = 467 sq ft / 43 sq m

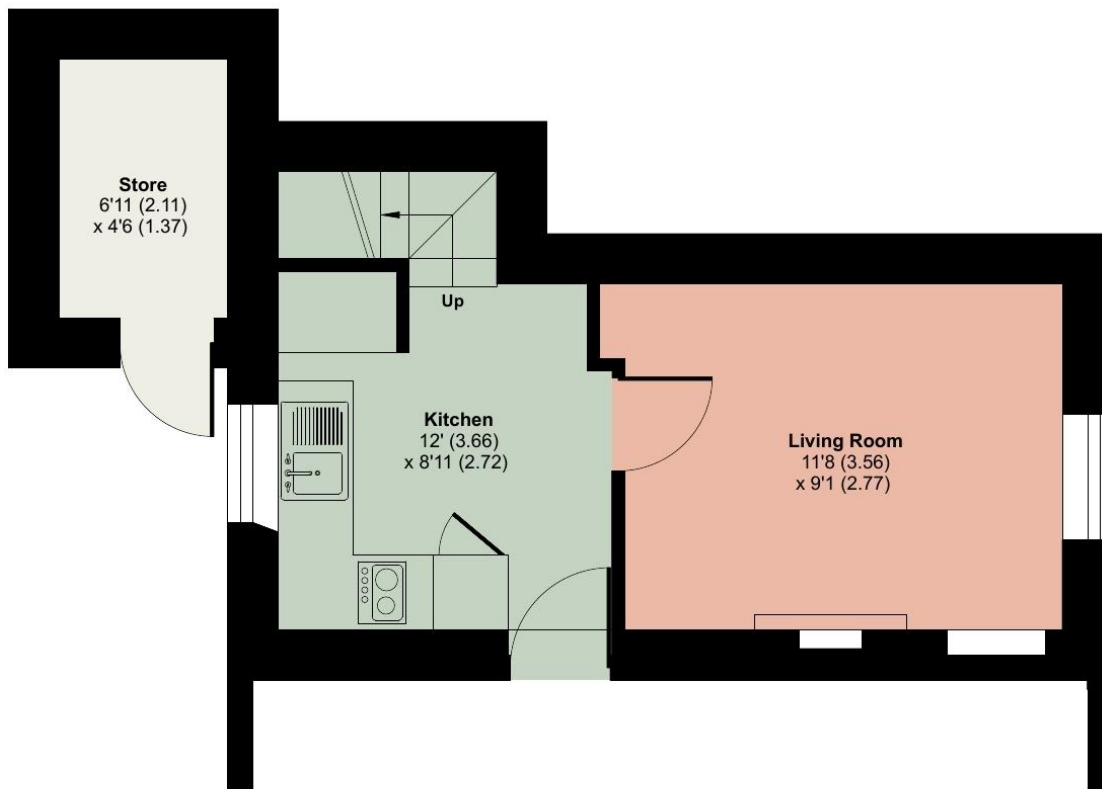
Outbuilding = 31 sq ft / 3 sq m

Total = 498 sq ft / 46 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2022. Produced for Hackney & Leigh. REF: 923882

A thought from the owners...

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