



Laurel House





Laurel House

33 New Road, Kirkby Lonsdale, LA6 2AB

Nestled between a row of attractive Edwardian terraces, this superior property provides a captivating first impression with its blend of contemporary decoration and attention to detail. This family home showcases character and charm throughout whilst retaining traditional features including high ceilings with plaster corncicing, enhancing the originality of this substantial Edwardian home.

On entering the hallway, the quality of space flows from the living room to the splendid open plan kitchen/dining space with access to the cellar, providing plenty of scope for storage, additional work space or potential wine cellar. The first floor provides a split level with separate bath and shower rooms, an impressive main bedroom and double bedroom; the second floor completes the picture with two double bedrooms, shower room and versatile kitchenette providing ideal living space for multi-generational families or visiting guests. Finally, the property boasts a well-kept backyard with garden.

Quick Overview

- Charming Edwardian Town House
- Flexible Living, Laid Out Over Four Floors
- Four Bedrooms, Three Shower/Bathrooms
- Garage Providing Off-Road Parking
- Attractive Roof Terrace
- Self-Contained Living Space
- Tastefully Modernised Throughout
- Sought After Location
- Located in the centre of the thriving town of Kirkby Lonsdale
- B4RN Broadband





Welcome

Situated on an elevated position and nestled in the middle of a very attractive Edwardian terrace, Laurel House has more to offer than first meets the eye. Upon entering it is clear to see that the property still maintains a wealth of original features adding to the charm and character of this beautifully presented home, undoubtedly attracting a range of buyers including families, professional couples or those just wishing to live within the bustling market town of Kirkby Lonsdale in order to enjoy outdoor adventures from their own doorstep.

The ground floor to this beautiful home flows effortlessly throughout. Upon entering the porch you get the first glimpse of the attention to detail given in order to sympathetically update the property. With original tiled flooring the porch offers space to kick off muddy walking boots.

Cosy Living

On entrance to this property, you are lead firstly into the living room, boasting a large bay window overlooking the front aspect allowing plenty of light to flood the space. In addition, the living area features beautiful ceiling cornicing's and a much desired Edwardian style inset fire with Adams surround and slate hearth, making it easy to imagine settling down on a winters evening enjoying the warmth of the flames.

Specifications

Living Room
15' 5" x 12' 11" (4.7m x 3.94m)





Wine, Dine & Entertain

Specifications

Kitchen

14' 1" x 13' 2" (4.29m x 4.01m)

Dining Room

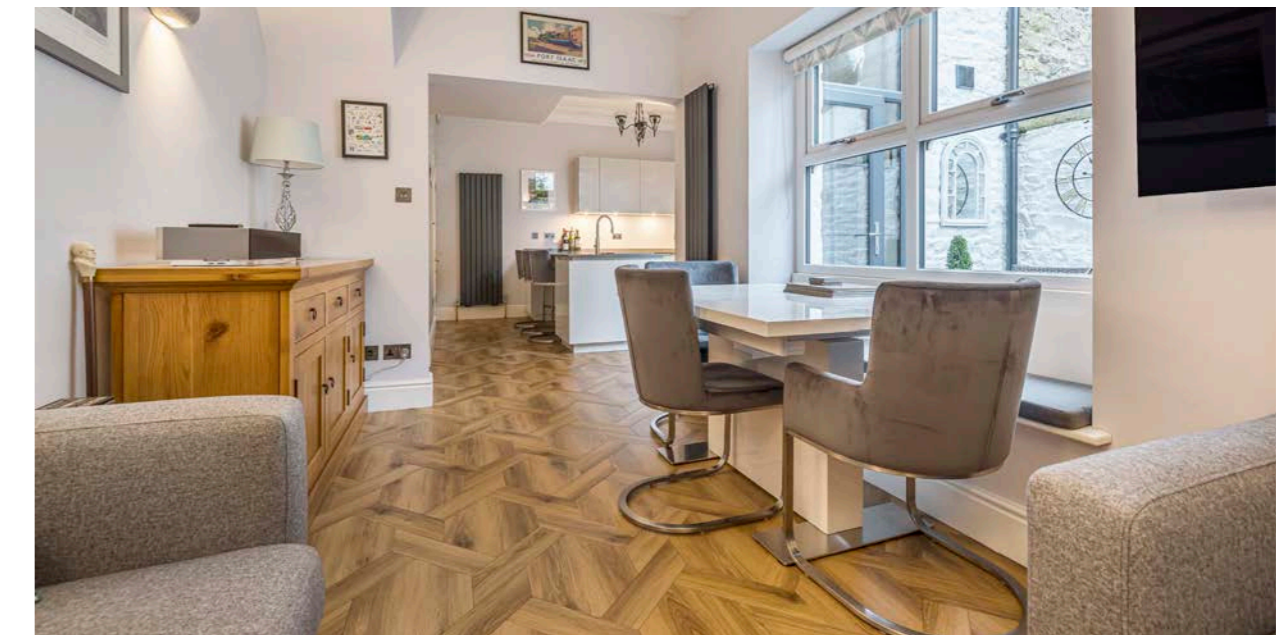
14' 6" x 10' 1" (4.42m x 3.07m)

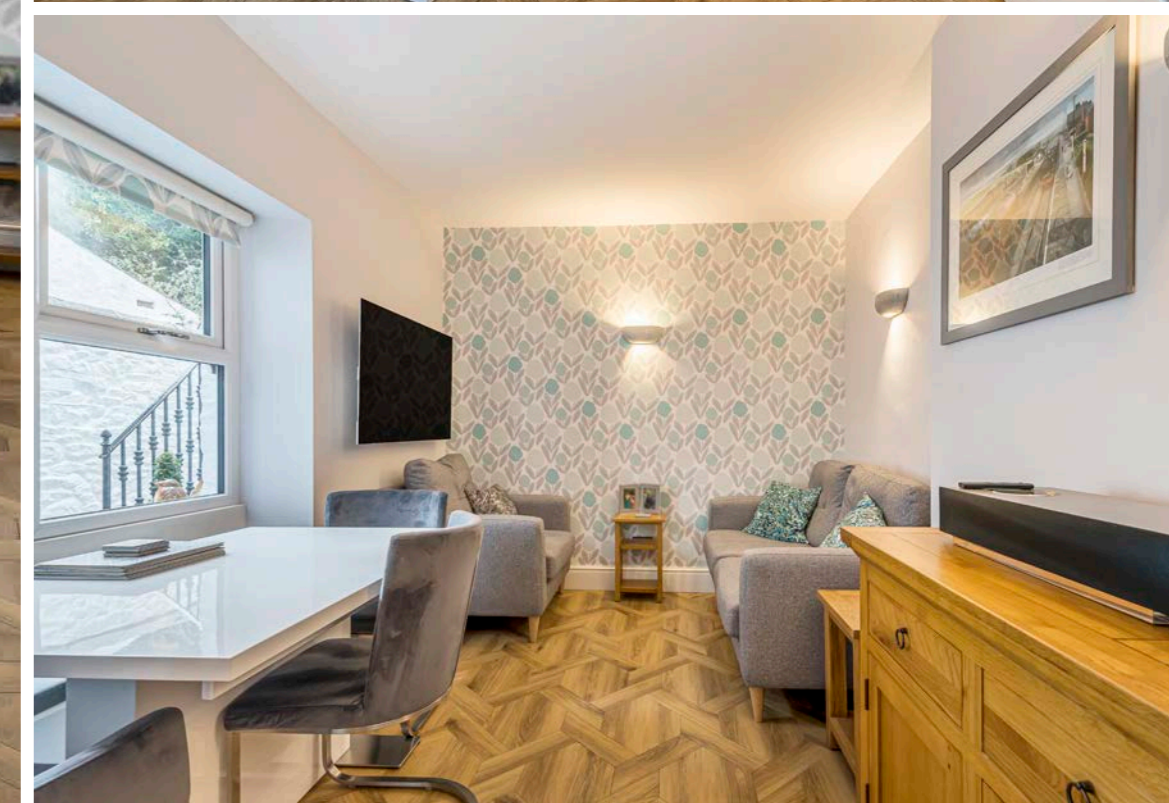
Cellar

17' 2" x 16' 6" (5.23m x 5.03m)

Following the hallway along, you are greeted with the ever so splendid open plan kitchen-diner with its Amtico Signature collection flooring that runs throughout. Tastefully decorated, the fully fitted Schüller kitchen has a range of wall and base soft close cabinetry with a built in breakfast bar and complimentary quartz work surfaces. NEFF Appliances include; double oven, hob with extractor over, integrated fridge, freezer and dishwasher, complete with a Quooker tap and inset sink unit. Recently renovated, this open plan living-dining space provides the perfect scope for family meals and guest entertainment.

Steps lead down to the cellar, a superb space that could be utilised as a games room, a home cinema or an office for those that work from home.







The First Floor

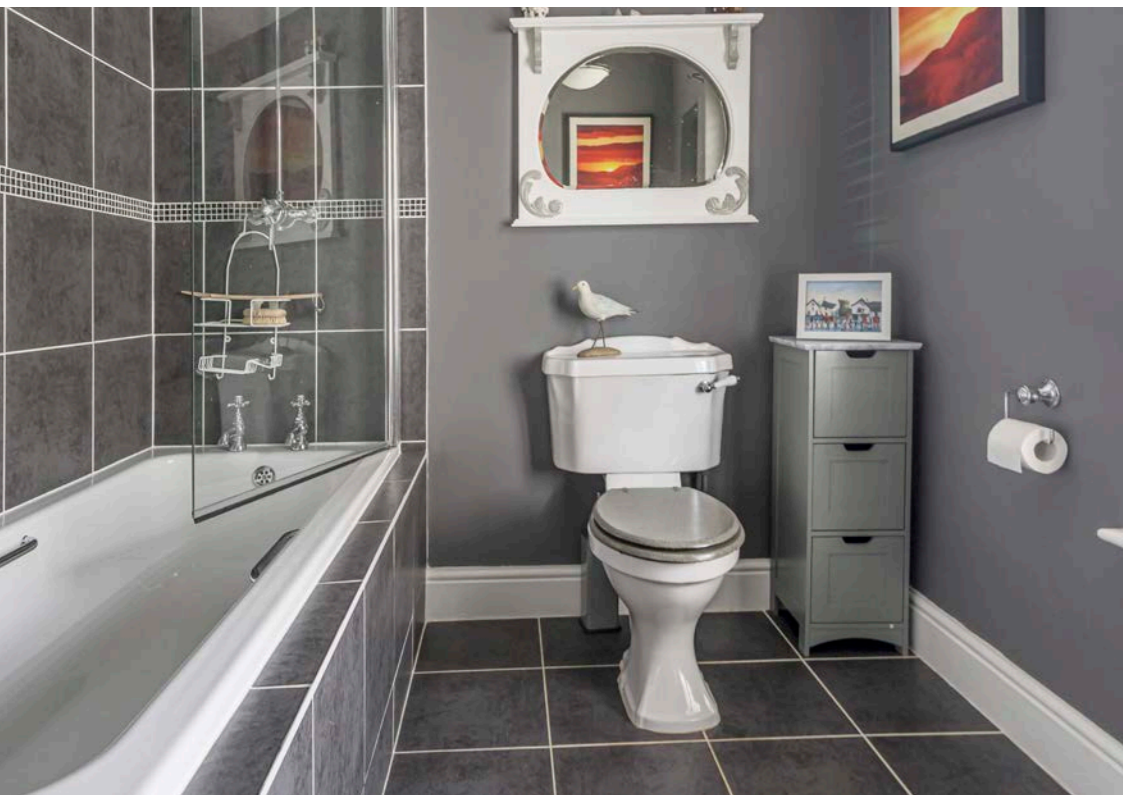
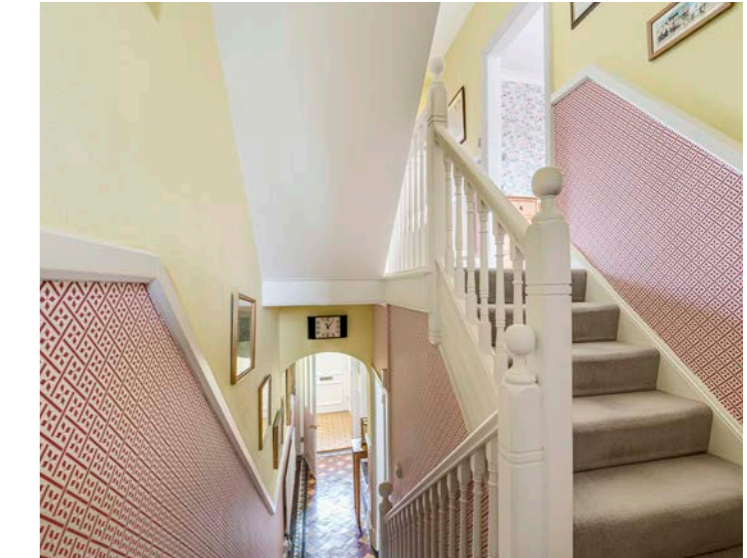
Specifications

Bedroom One

17' 6" x 12' 11" (5.33m x 3.94m)

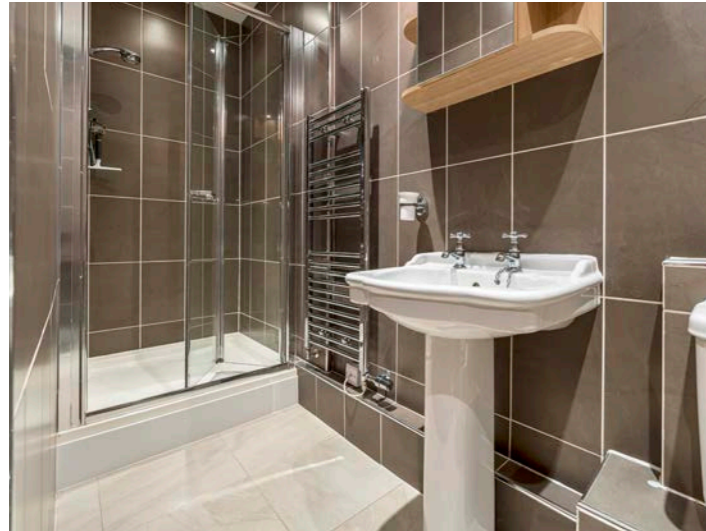
Bedroom Two

14' 0" x 10' 1" (4.27m x 3.07m)



On the first floor, you will find a split level landing with separate bath and shower rooms and two substantial double bedrooms. The main bedroom to the front of the house is impressive, enjoying windows to the front aspect, with delicate decoration and plenty of room for additional furniture. Bedroom two is spacious with a window overlooking the rear aspect and glimpse of the roof terrace. You can't help but notice the polished look of the main bathroom, with pedestal sink and wash basin, WC and bath with overhead shower, finished with complimentary tiles. The shower room, directly to the left of the main bathroom, boasts complimentary textured tiles with walk in shower, complete with waterfall shower head and separate handheld shower attachment, pedestal sink with wash basin and WC.

The Second Floor



Specifications

Sitting Room
18' 6" x 13' 7" (5.64m x 4.14m)

Living Room
18' 2" x 13' 2" (5.54m x 4.01m)

The second floor provides plenty of scope for versatile living, whether to be used as two double bedrooms, accommodation for multigenerational families, or the perfect place for teenagers to enjoy with their friends, courtesy to the handy kitchenette found in the third bedroom. This practical addition completes with a range of wall and base units with work surfaces, stainless sink steel unit and integrated fridge. An electric fire is also featured in the third bedroom, providing scope for a cosy second living room or extra heating for a double bedroom. Finally, bedroom four enjoys a view onto the rear aspect with generous space for a double bed and additional furniture.

The shower room is well fitted with a three piece suite including an electric shower with adjustable shower head, vanity unit with wash hand basin and WC, complete with attractive feature tiling and heated ladder radiator.





Outside

Specifications

Garage
16' 0" x 14' 3" (4.88m x 4.34m)

Garage Which not only provides space for a vehicle, seldom for homes in the centre of Kirkby Lonsdale, but does have potential to be an ideal workshop, utility and storage room. With an electric up and over door and having light, power and plumbing for a washing machine.

Roof Terrace The kitchen provides access to the backyard where you will find steps up to the unique and tranquil roof terrace which boasts a magnificent alfresco entertaining space and enjoys roof top views of Kirkby Lonsdale with a glimpse of Barbon Fell.

Important Information

Services:

Mains gas, water, drainage and electricity

What3Words:

///insulated.reclaim.encounter

Council Tax Band :

South Lakeland District Council - Band E

Energy Performance Certificate:

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

Tenure:

Freehold. Vacant possession upon completion.

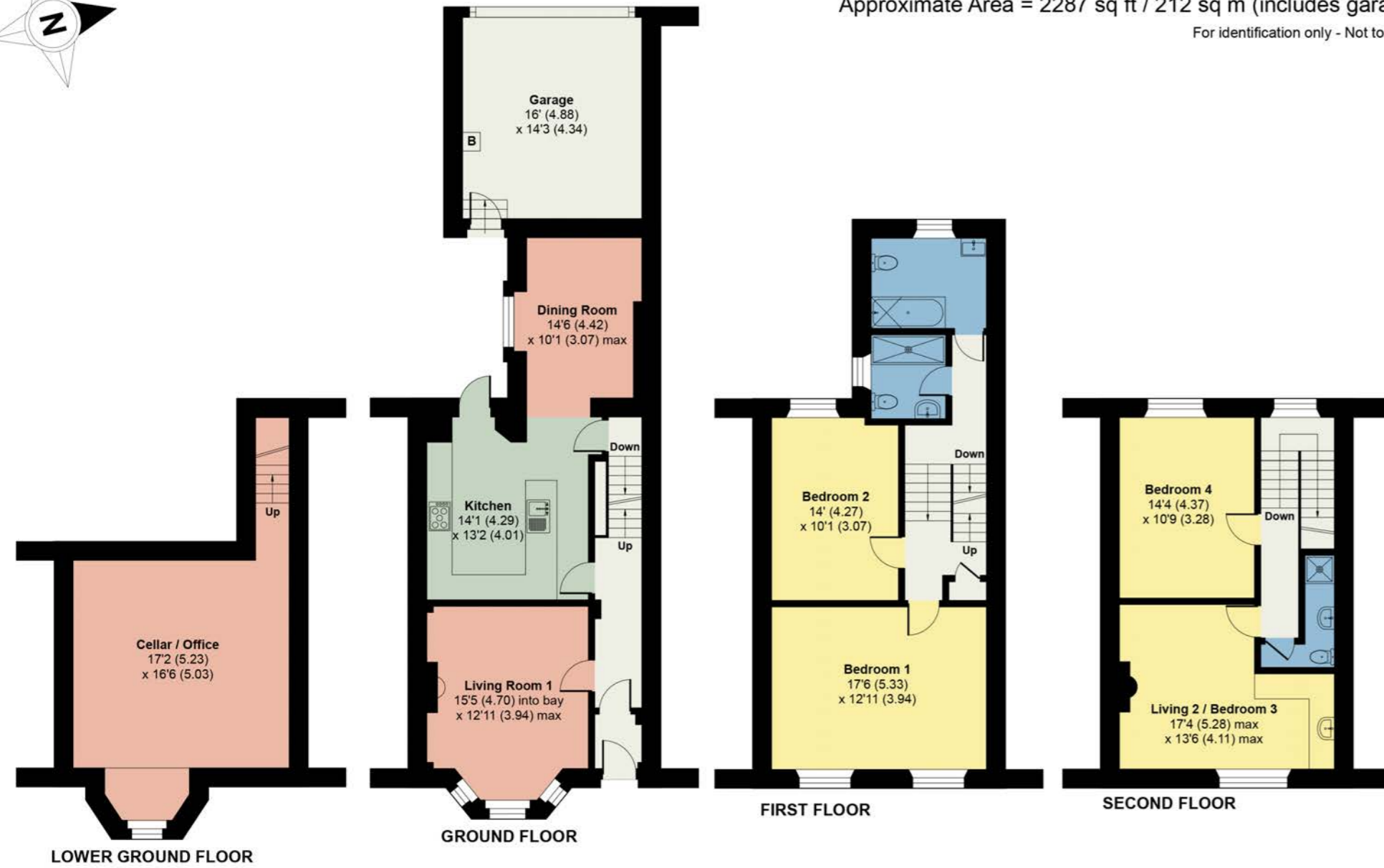




Laurel House, 33 New Road, Kirkby Lonsdale, Carnforth,

Approximate Area = 2287 sq ft / 212 sq m (includes garage)

For identification only - Not to scale



Directions

Laurel House, 33 New Road, Kirkby Lonsdale, LA6 2AB

From Market Square proceed up New Road and entrance to Laurel House is on your right.

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.

The M6 is a short 10-minute drive away to Junction 36, providing easy access to Southern and Northern parts, as well as local towns such as Kendal and only 20 Miles to the ever popular Lakes District National Park.

Viewings

Strictly by appointment with Hackney & Leigh
Kirkby Lonsdale Office.

To view contact our Kirkby Lonsdale office:

Call us on 015242 72111

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