



# Kirkby Lonsdale

£495,000

6 Rowan Garth, Kirkby Lonsdale, Carnforth, LA6 2JR

This four bedroom, three bathroom town house within the heart of Kirkby Lonsdale is the perfect place to enjoy town life, whilst holding plenty of practicality with a garden, garage and parking, a unique find within this bustling market town. Nestled in a quiet courtyard, this substantial home provides both convenience for access to local amenities as well as a peaceful position in the centre of this vibrant town.

This appealing property has lots to offer, with generously sized rooms spread over three floors. On the ground floor there is a living room, kitchen/diner and access to the garden, with the first floor housing 3 bedrooms, 2 bathrooms and access to the balcony. The second floor is the main event, with the large main bedroom and attractive en suite. Early viewings are certainly recommended for this sought after style home!

## Quick Overview

- Substantial Stone Faced Town House
- Four Bedrooms, Three Shower/Bathrooms
- Flexible Living, Laid Out Over Three Floors
- Integral Garage & Off-Road Parking
- South Facing Balcony
- Rear Garden
- Located in the Centre of the Thriving Town of Kirkby Lonsdale
- Close to Local Amenities
- Early Viewing Recommended
- Broadband download speed up to 80 Mbps



4



3



1



C



Superfast  
Broadband



Off Road  
Parking

Property Reference: KL3390





Living Room



Kitchen



Kitchen



Kitchen/Diner

This substantial property would make a great family home, with generous living space and four good sized bedrooms. There is also the pleasure of having the outstanding Queen Elizabeth School and St Mary's Primary School on your doorstep. 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, making it an ideal second home and attracting a range of buyers.

Stepping into the entrance hall on the ground floor those that view will begin to appreciate the warm welcome that awaits. The hallway offers the perfect space to kick off muddy boots with an open staircase to the first floor, and has that all important cloakroom with WC .

Follow the hallway to the spacious living area, where it is easy to imagine a cosy night in with the gas fire as the focal point. This room provides the ideal space for family time, with a handy under the stairs cupboard, traditional coving to the ceiling and window to the front aspect allowing plenty of light to flow throughout.

From the lounge, step through the double doors into the kitchen/dining area where you will find space for a dining table and patio doors leading to the garden. The kitchen has fully fitted wall and base units with complementary work top with one and a half stainless steel sink. Integral Neff appliances include; fridge, freezer, dishwasher, oven, microwave and four-ring gas hob with extractor over and tiled splashback. There is also a washing machine, with rear window overlooking the garden.

Glide up the stairs to the first floor where you are met by the light and spacious landing, with two built in storage cupboards with radiators, making it easy to dry clothes, also having access to the balcony and the first three bedrooms. To your right, you will find bedroom two with ample space for a double bed and additional furniture. This room enjoys a window to the front with access to the south facing balcony and integrated storage cupboard. An en suite can be found directly to your left of the door, with Triton shower, pedestal sink, WC, complementary tiled wall and heated ladder radiator.

Directly opposite the second bedroom is bedroom four which enjoys a double wardrobe, built in to allow plenty of space for a bed and additional storage. This bedroom has a window to the rear. The third bedroom has views to the front, also with the bonus of a large integral wardrobe/cupboard space, again maximising the space for a double bed and furniture.

The bathroom on the first floor comprises of Mira shower and pedestal sink, WC and bidet. With complementary fitted mirror and light above, frosted window to the rear and heated ladder radiator.

Up the stairs to the second floor is the grand main bedroom, boasting plenty of space for a double bed and additional furniture, with attractive vaulted ceiling, window to the front and space for a dressing area to the left with Velux window above. In line with the rest of the generous rooms this home has to offer,





Living Room



Kitchen/Diner



Bedroom Two



Bedroom Three



Bedroom Four



Bathroom

there is plenty of storage, including the under eaves and integral storage cupboard. The en suite includes an attractive panelled bath with shower over, pedestal sink, WC, Velux window and complementary tiled walls. There is also additional under eaves storage and heated laddered radiator.

**Location** From Market Square proceed up New Road and entrance to Rowan Garth is on your right and number 6 is straight ahead.

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.

**Accommodation (with approximate dimensions)**

**Ground Floor**

**Living Room** 16' 7" x 13' 5" (5.05m x 4.09m)

**Kitchen/Diner** 16' 7" x 11' 2" (5.05m x 3.4m)

**First Floor**

**Bedroom Two** 16' 9" x 8' 7" (5.11m x 2.62m)

**Bedroom Three** 10' 2" x 10' 1" (3.1m x 3.07m)

**Bedroom Four** 11' 1" x 8' 2" (3.38m x 2.49m)

**Second Floor**

**Bedroom One** 22' 11" x 16' 8" (6.99m x 5.08m)

The outside space is a unique find within this sought after market town, with parking for one car at the front and additional space in the garage. The garage has an up and over electric door, power, water and houses the boiler with double French doors to the rear garden. The attractive garden with patio has space for outdoor furniture with a range of shrubs and mature trees providing plenty of privacy, not forgetting the South facing balcony providing the perfect spot for soaking up the sun on a summers day.

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

**Council Tax** South Lakeland District Council.

**Tenure** Freehold. Vacant possession upon completion.

**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.





Bedroom One



En Suite





Garden



Views

Request a Viewing Online or Call 015242 72111



# Meet the Team

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# 6 Rowan Garth, Kirkby Lonsdale, Carnforth, LA6

Approximate Area = 1618 sq ft / 150.3 sq m (includes garage)

Limited Use Area(s) = 14 sq ft / 1.3 sq m

Total = 1632 sq ft / 151.6 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). © n̄checon 2023. Produced for Hackney & Leigh. REF: 948462

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