



Kirkby Lonsdale

£300,000

5 Main Street, Kirkby Lonsdale, Carnforth, LA6 2AQ

This unique and wonderful stone-built cottage style property is beautifully presented and is superbly placed on the fringe of the conservation area of this much sought after market town. Ideal for those seeking a permanent residence or a bolt hole within walking distance to Kirkby Lonsdale Town Centre and the local amenities it has to offer.

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, on the first floor is a spacious bedroom and modern bathroom, rising to the second floor with a second bedroom with views of the fells and Ingleborough. Complete with a plethora of original features, and includes a patio garden, perfect for al fresco dining.

Quick Overview

- Delightful Cottage Style Property
- Two Double Bedrooms
- One Reception Room, One Bathroom
- Ideal Lock up and Leave
- Immaculately Presented
- Charming Features
- Lovely Patio Garden
- On Street Parking
- Walking Distance to Local Amenities
- Central Location within the Popular Market
- Town of Kirkby Lonsdale
- Superfast Broadband Speed 72 Mbps Available



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TBC



Superfast
Broadband

Property Reference: KL3403



Living Room



Living Room



Kitchen/Dining Room



Garden

Property Overview

Step through the door into the slate floor entrance, instantly recognising the character of this home. The main feature to the living room is the feature fireplace with multi-fuel stove, perfect for staying cosy on a winters evening. The cosy, quintessential atmosphere is enhanced with the low ceilings and traditional beams that also run throughout the property, with a window seat to the front aspect.

Following through into the kitchen, an extension done by the current owners that allows for greater living space and provides a light and bright space to dine in. The kitchen comprises of wall and base units, integrated fridge/freezer, slim line dishwasher and integrated washer/dryer. There is an oven with four ring gas hob and a one and a half stainless steel sink unit with drainer. A handy cupboard is located under the stairs, perfect for storing cleaning essentials and patio doors to the rear provide access to the garden, a patioed area with space for outdoor seating.

Follow the stairs up to the first floor where you will find bedroom one, a spacious double room with built in wardrobes, providing ample space for clothing, shoes and storing other essentials. There is space for a double bed and additional bedside furniture, boasting the traditional beams to the ceiling and a window to the front aspect enjoying a window seat. Next door to the main bedroom is the bathroom, comprising a bath/shower, W.C, vanity sink, heated towel rail and complementary tiled walls and flooring.

Finally, the surprise to this home is on the second floor, bedroom two; a converted loft room carried out by the current owners to make the most out of the space. This room enjoys space for a double bed and additional furniture, with a dual aspect and feature window to the rear enjoying the countryside views and beyond. This bedroom also houses the boiler and enjoys traditional beams.

Outside

There is an attractive patio garden to the rear, a perfect place to sit and enjoy as glass of something in the summer. There is potential to have a parking space at the rear.

Location

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.

What3Words ///rebounded.grant.nurture

Accommodation (with approximate dimensions)

Ground Floor

Living Room 15' 9" x 12' 3" (4.8m x 3.73m)

Kitchen/Dining Room 10' 7" x 7' 6" (3.23m x 2.29m)

First Floor

Bedroom One 12' 4" x 10' 0" (3.76m x 3.05m)

Second Floor

Bedroom Two 18' 9" x 12' 2" (5.72m x 3.71m)

Property Information

Services

Mains gas, water, drainage and electricity.

Council Tax

Westmorland and Furness Council - Band C

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



Bedroom Two



Countryside Views



Bathroom

Kirkby Lonsdale, Carnforth, LA6

Approximate Area = 679 sq ft / 63.0 sq m

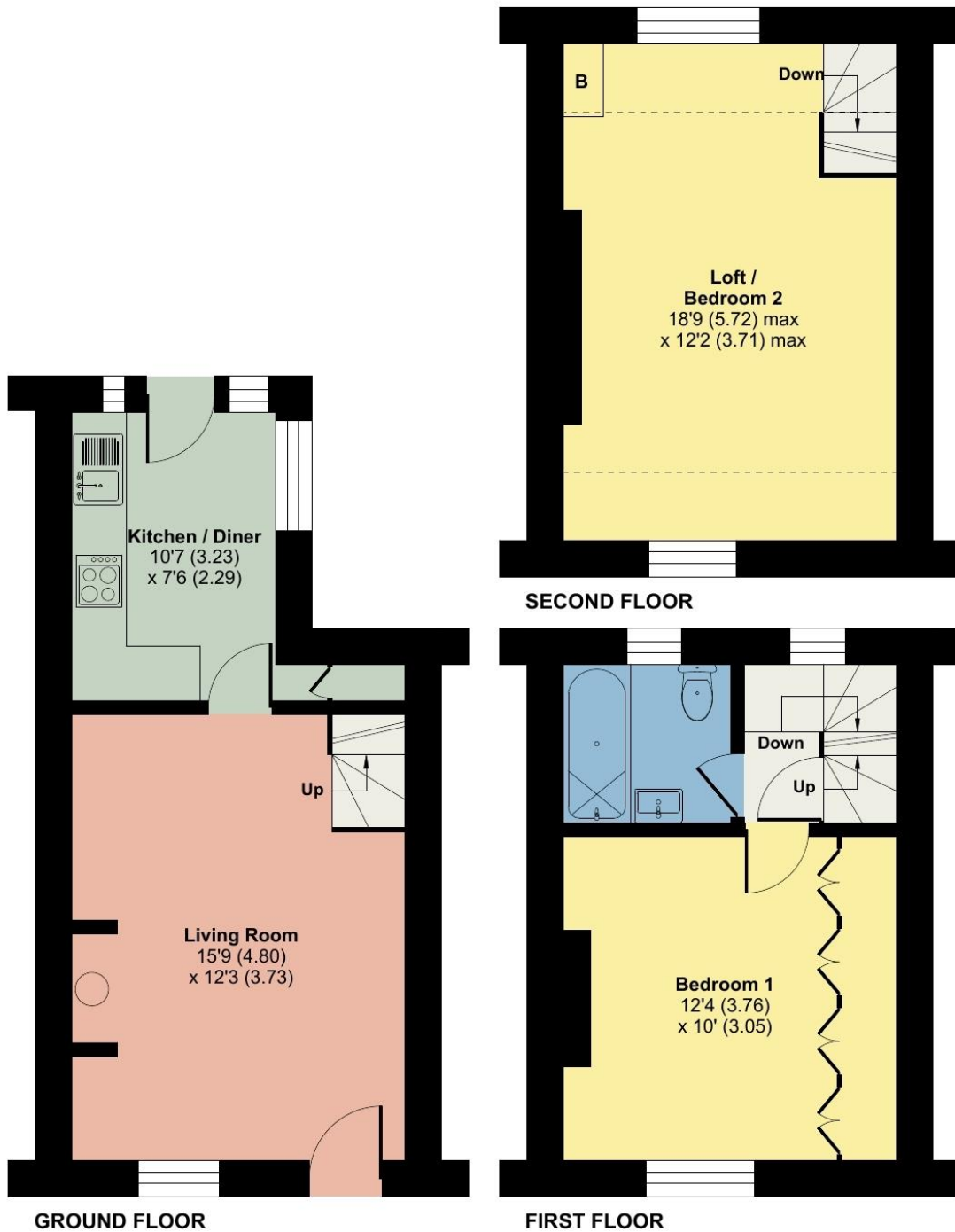
Limited Use Area(s) = 62 sq ft / 5.7 sq m

Total = 741 sq ft / 68.8 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄cheom 2023. Produced for Hackney & Leigh. REF: 969854

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