



Kirkby Lonsdale

£375,000

7 Queens Square, Kirkby Lonsdale, Carnforth, LA6 2AZ

A most desirable end terrace Grade II cottage set in the heart of the ever-popular Lune Valley market town of Kirkby Lonsdale, centrally located with a splendid outlook across to the lovely St Marys Church. Immaculately presented and welcoming from the moment you walk in through the door, this traditional stone built terraced cottage offers well-presented accommodation across four floors with living room, kitchen, three double bedrooms and family bathroom.

Perfect as a bolthole from a busy life where you can enjoy weekends and holidays, ideal to buy and let out for holidays or for those looking to downsize and enjoy the lifestyle and convenience that central town living offers, with 7 Queens Square being centrally located in a conservation area within the market town of Kirkby Lonsdale.



Quick Overview

- Wonderful Grade II Listed House
- Three Good Sized Bedrooms
- One Reception Room, One Bathroom
- Well-Equipped Living Spaces Across Four Floors
- Within the Conservation Area of Kirkby Lonsdale
- Ideal Investment Opportunity
- Excellent Lock Up and Leave
- Walking Distance to all Local Amenities
- Set in the Heart of Kirkby Lonsdale
- Superfast 80 Mbps Broadband Available

Property Reference: KL3402



Living Room



Living Room



Kitchen/Diner



Kitchen/Diner

Property Overview

On approach to this attractive property, it's clear to see that it offers an ideal opportunity to reside within the thriving market town of Kirkby Lonsdale, whether as a permanent home or as the perfect lock up and leave, allowing for a peaceful escape to a town with plenty to explore.

Step through the front entrance, greeting you with the light and bright living room with access to both the kitchen on the lower ground floor and stairs leading to the bedroom accommodation spread over a further two floors. The living room enjoys a dual aspect to the front and side, allowing plenty of light to flow through the first floor, with a cosy gas fire and ample space for entertaining friends and family. Beyond this room is a spacious cloakroom area, with a door leading outside, handy cupboard for cleaning essentials and that all important cloakroom with W.C. The cloakroom itself is a perfect space to kick off muddy boots with the potential of being a handy utility room to house the washing machine and dryer. The boiler is also located in this room.

From the living room, follow the stairs down into the large kitchen/diner, with ample space for a dining table and being well-fitted with wall and base units. Integral appliances include Bosch oven and grill with extractor over, dishwasher and fridge, one and a half stainless steel sink with drainer and space for a washing machine.

Back up to the ground floor, follow the stairs to the first floor where you have one of the three double bedrooms, a light space enjoying a front aspect window and double integrated wardrobes with dressing table, perfect for use as a desk or station for getting ready. Next door is the attractive four-piece suite, with complementary tiled walls and flooring, panelled bath, pedestal hand wash basin, corner shower, W.C and heated ladder towel radiator.

On the second floor you will find a further two bedrooms, bedroom two enjoying a front aspect and space for additional bedside furniture, with the third bedroom enjoying a small side aspect window with space for a double bed and bedside furniture.

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 ///minder.subsets.whiplash

Accommodation (with approximate dimensions)

Lower Ground Floor

Kitchen/Diner 18' 5" x 11' 3" (5.61m x 3.43m)

Ground Floor

Living Room 19' 7" x 11' 9" (5.97m x 3.58m)

Cloak Room 9' x 8' 4" (2.74m x 2.54m)

First Floor

Bedroom One 11' 9" x 10' 5" (3.58m x 3.18m)

Bedroom Two 11' 9" x 7' 10" (3.58m x 2.39m)

Bedroom Three 10' 11" x 8' 4" (3.33m x 2.54m)

Property Information

Services Mains gas, water, drainage and electricity.

Council Tax Westmorland and Furness Council - Band TBC

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



Bedroom Three

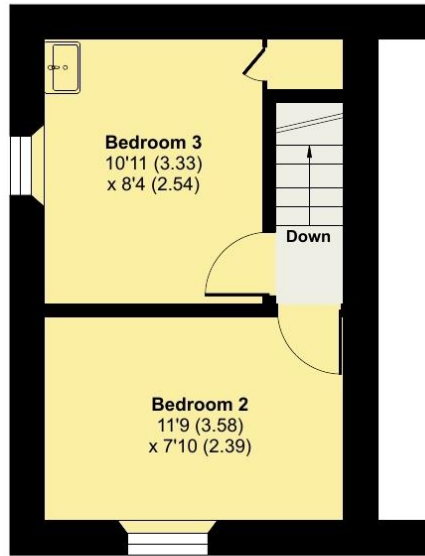


Bathroom

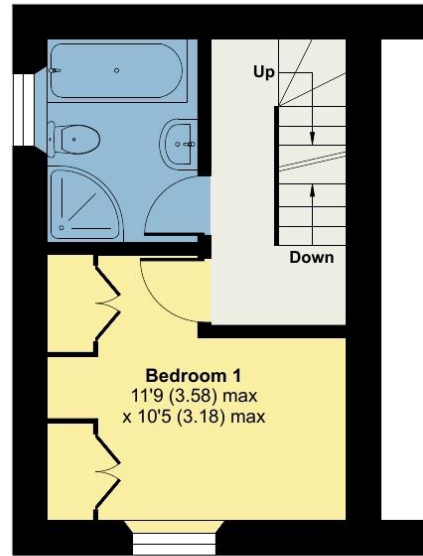
Queens Square, Kirkby Lonsdale, Carnforth, LA6

Approximate Area = 1013 sq ft / 94.1 sq m

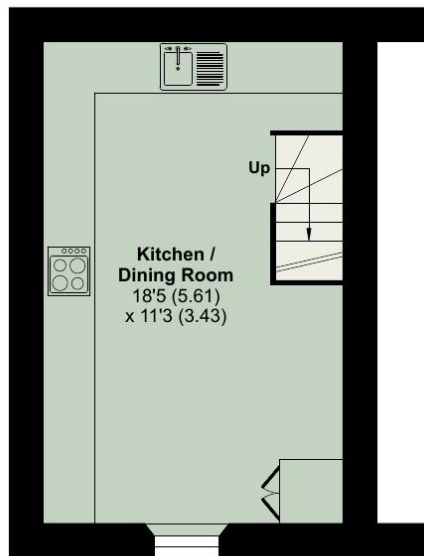
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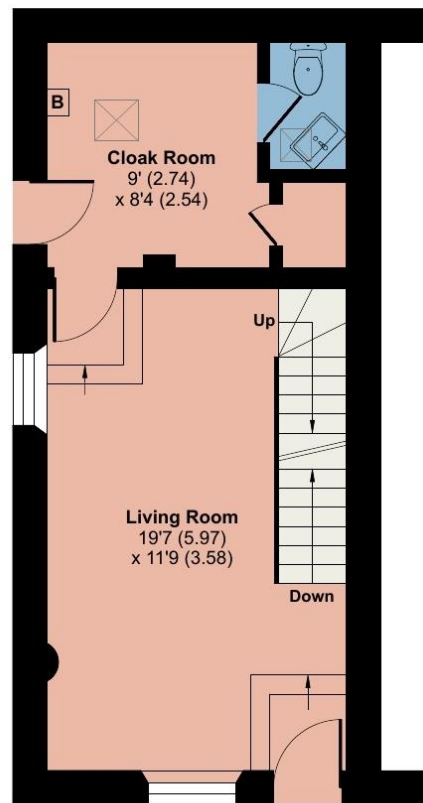
SECOND FLOOR



FIRST FLOOR



LOWER GROUND FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n|checon 2023. Produced for Hackney & Leigh. REF: 969205

A thought from the owners...

"We've loved our cosy cottage: it's right in the heart of beautiful Kirkby Lonsdale, a unique and friendly town. Such a convenient location for small town living, with quality independent cafes and shops and making the most of the countryside."

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