



## Kirkby Lonsdale

£245,000 (Guide price)

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

GUIDE PRICE £245,000+

FOR SALE BY PUBLIC AUCTION ON THURSDAY 30TH MAY 2024 AT THE HALSTON HOTEL, CARLISLE.

For bidding registration, please visit [auctionhousecumbria.co.uk](http://auctionhousecumbria.co.uk)

A desirable terraced cottage nestled in the heart of a conservation area within Kirkby Lonsdale, centrally located with a splendid outlook across to the lovely St Marys Church. With neutral decoration, traditional beams and pretty windows throughout, the character and potential to be an idyllic family home is apparent the moment you walk in through the door.

This traditional stone built terraced cottage offers flexible accommodation across four floors with living room, kitchen with access to a spacious cellar, family bathroom, three double bedrooms and a single room/study.



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Superfast  
Broadband



Permit  
Parking

### Quick Overview

Wonderful Terraced Cottage

Four Bedrooms & One Bathroom

Flexible Living Spaces

Charming Features Throughout

Within the Conservation Area of Kirkby

Lonsdale

Sought After Location

Excellent Family Home

Walking Distance to all Local Amenities

Set in the Heart of Kirkby Lonsdale

Superfast 80 Mbps Available

Property Reference: KL3410



Kitchen



Living Room



Living Room



Bathroom

## Property Overview

Bursting with original character and charm, built of solid construction with a wealth of exposed beams and original fireplaces, deep set windows, and deliciously imperfect thick stone walls, this pretty terraced cottage would make the ideal home for families looking for town living.

Step through the front door into the spacious living room, a light and bright space with deep, front aspect window enjoying views of St Marys Church. With an original fireplace, ready and waiting for a keen buyer to reinstate, this room really has the potential to be the cosy corner of the house. There is also an integrated cupboard housing the Biasi boiler. Turn left into the kitchen, a well-fitted space with wall and base units and complementary worktop, one and a half stainless steel sink with drainer and Lamona oven with electric four ring hob and extractor over. The kitchen has space for a washer or dryer and a fridge/freezer and has access to both the spacious cellar on the lower ground floor and door leading to the rear.

Follow the stairs up to the first floor, with shelving at the bottom of the stairs for storage and an additional under stairs cupboard to the first floor landing. Bedroom one is located on the left, a spacious double room with pretty outlook to the front aspect, a built in wardrobe and cupboards. This room enjoys antique wall panelling along one side of the wall and has space for additional furniture. The family bathroom can also be found on this floor with pedestal sink, bath with Briston shower over and W.C. There is also a handy, built in cupboard for storing essentials.

The second floor landing is a light and airy space with Velux window above, leading to a further three bedrooms. Bedrooms two and three are both spacious doubles with front aspect windows, bedroom two enjoying the addition of a built in wardrobe and access to the loft. Bedroom four could be used as a single room or study space, or even a walk in wardrobe/dressing room, enjoying a Velux window and traditional beams.

This property offers a fantastic opportunity to make this home within the thriving, sought after town of Kirkby Lonsdale truly yours. Oozing with potential yet charming and traditional, this cottage really is a must to view!



## 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.

## Accommodation (with approximate dimensions)

### Ground Floor

Living Room 14' 11" x 13' 2" (4.55m x 4.01m)

Kitchen 16' 7" x 9' 6" (5.05m x 2.9m)

### Lower Ground Floor

Cellar 15' 9" x 10' 0" (4.8m x 3.05m)

### First Floor

Bedroom One 13' 8" x 10' 2" (4.17m x 3.1m)

### Second Floor

Bedroom Two 10' 11" x 10' 2" (3.33m x 3.1m)

Bedroom Three 10' 8" x 10' 2" (3.25m x 3.1m)

Bedroom Four/Office 7' 1" x 5' 8" (2.16m x 1.73m)

## Property Information

### Services

Mains gas, water, drainage and electricity.

### Council Tax

Westmorland and Furness Council - Band D

### 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.

What3words: [///outfitter.auctioned.surnames](https://www.what3words.com////outfitter.auctioned.surnames)



Bedroom One



Bedroom Two



Bedroom Three

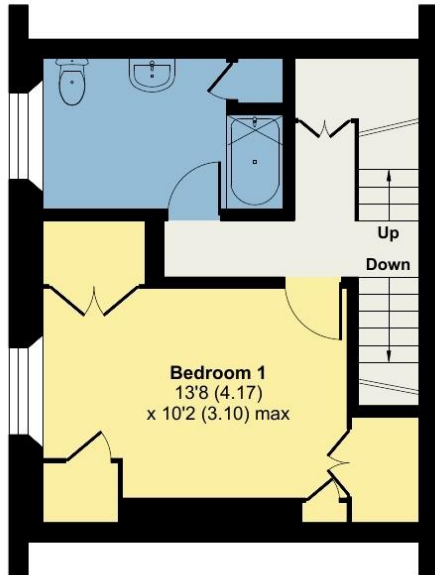


Bedroom Four/Study

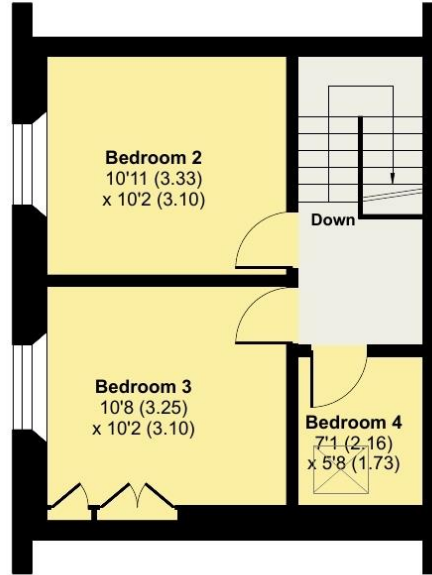
# Queens Square, Kirkby Lonsdale, Carnforth, LA6

Approximate Area = 1299 sq ft / 120.6 sq m

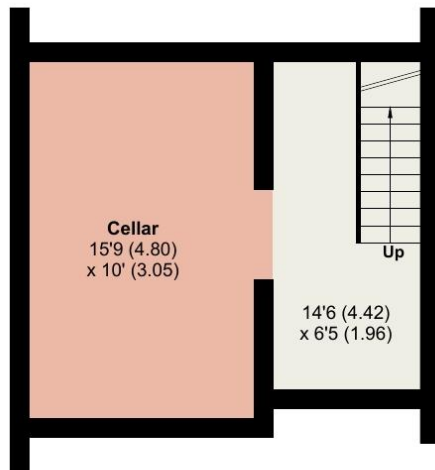
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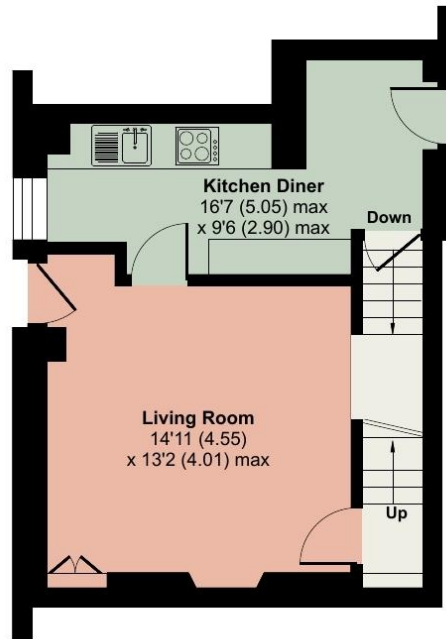
FIRST FLOOR



SECOND FLOOR



LOWER GROUND FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2023. Produced for Hackney & Leigh. REF: 978070

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