



Kirkby Lonsdale

£350,000

Top Meadow , 1 The Meadows, Kirkby Lonsdale, Carnforth, LA6 2GY

Top Meadow is located within an exclusive and sought-after development, just outside the popular market town of Kirkby Lonsdale, ideally located for the Lake District and the Yorkshire Dales. For investors, there is great potential to run a successful holiday let, equally this is a fantastic opportunity as a permanent or second home.

This delightful semi-detached, three bedroom home offers an attractive, flexible reside for families looking for a permanent residence or those searching for an idyllic holiday let. With spacious accommodation enjoying an open plan living/kitchen/dining area, three double bedrooms and three bathrooms, this home has plenty to offer and provides an ideal space for entertaining friends and family, with the addition of a private patio area and large, well-maintained communal lawns.

Quick Overview

- Pretty Semi-Detached Home
- Three Double Bedrooms, Three Bathrooms
- Open Plan Living/Kitchen/Dining Area
- Private Patio Area
- Beautifully Presented Throughout
- Stunning Views
- Ideal lock Up & Leave
- Allocated Parking
- All Gardens & External Surfaces Maintained
- Ultrafast 1000 Mbps Broadband Available



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B4RN
Broadband



Allocated
Parking

Property Reference: KL3406

Property Overview

Step through the front door into a handy vestibule area with a storage cupboard, providing the ideal space for kicking off muddy boots and hanging coats, with shelving for storing other essentials and space for a washer/dryer.

The main event to this home is the spacious open plan living/kitchen/dining area, with access to the pretty gardens and floor to ceiling windows enjoying far reaching views beyond, allowing light to flow through this well-presented home. The kitchen is well fitted with wall and base units and complementary work top with tiled splashback. Integral appliances include Zanussi oven with four ring hob and extractor over, fridge/freezer, one and a half stainless steel sink with drainer and and a Hotpoint slimline dishwasher.

The kitchen area provides ample space for a dining table, perfect for entertaining friends and family and has patio doors leading outside to the private patio area, a real sun trap in an afternoon. The living room enjoys dual aspect floor to ceiling windows making it a light and bright space with stunning views surrounding. Pretty coving to the ceiling adds character to this well-presented home, and the electric Dimple fire makes it easy to imagine a cosy night in.

Bedroom three is located on the ground floor, also enjoying a floor to ceiling window to the front and a deep storage cupboard. This room provides plenty of space for a double bed and additional furniture. Next door is a 3-piece modern bathroom with shower, sink and WC. There is also a heated ladder towel radiator and complementary tiled walls and flooring.

Following the open staircase to the first floor, you will see that the landing enjoys a side aspect window with access to the loft and an airing cupboard providing additional storage space, also housing the boiler. You will then find bedroom one and two.

Bedroom one is a double room with ample space for additional furniture and a handy integral wardrobe. There are French doors leading to a balcony to the rear, providing space for an outdoor chair to soak up the sun and enjoy the views beyond. This bedroom enjoys the benefit of a 3-piece en suite, with panelled bath, pedestal hand wash basin and WC, also fitted with heated ladder towel radiator and complementary tiled walls and flooring. Bedroom two is also a double with built in storage space and front aspect window, benefitting from the addition of an en suite which comprises a shower, pedestal sink and WC and complementary tiled walls and flooring.



Kitchen/Dining Room



Kitchen/Dining Room



Living Room



Hallway



Kitchen/Dining Room



Living Room



Bedroom Two



Shower Room



Bedroom Three



Shower Room

Location

From Kirkby Lonsdale go to the A65 turning left to go to Ingleton and Settle. Go over the river and on the right hand side you will see the Whoop Hall. Turn in and bear left onto the Meadows, the property is the 1st one straight in front and the parking is to the left.

Accommodation (with approximate dimensions)

Ground Floor

Kitchen/Dining Room 13' 0" x 11' 3" (3.96m x 3.43m)

Living Room 16' 5" x 10' 10" (5m x 3.3m)

Bedroom Three 11' 5" x 10' 2" (3.48m x 3.1m)

First Floor

Bedroom One 10' 10" x 10' 4" (3.3m x 3.15m)

Bedroom Two 11' 5" x 10' 3" (3.48m x 3.12m)

Property Information

Outside

Paved path to the front aspect and to the side. Useful store cupboard housing an Ariston boiler, installed in 2020. Paved patio area to the rear ideal for a table and chairs with open unspoilt views of the countryside.

Parking

Allocated parking for one car with additional visitor parking.

Services

Mains water, mains electricity, mains gas, shared drainage

Council Tax

Currently exempt from Council Tax charges due to small business relief for use of a holiday let.

Tenure

Leasehold 999 years from 2007. The Meadows Management Company, annual management fee of £1673.64 made in two payments of £836.82.

Management Company Responsibilities

- Upkeep and maintenance of all communal areas and gardens.
- Buildings insurance of all properties.
- Maintenance and repair of the shared private sewage treatment plant and drainage
- Payment of electricity charge for treatment plant, external lighting and pumped water feature to the pond.
- External window cleaning.
- External decorating
- Management of refuse collection area.

Conditions applying to ownership

No dogs or pets are allowed on The Meadows site.

NB

Vendor happy to discuss option of buying fully furnished at an additional cost.



Bedroom One



Countryside Views From Balcony



Patio Garden



Countryside Views

Request a Viewing Online or Call 015242 72111

Meet the Team

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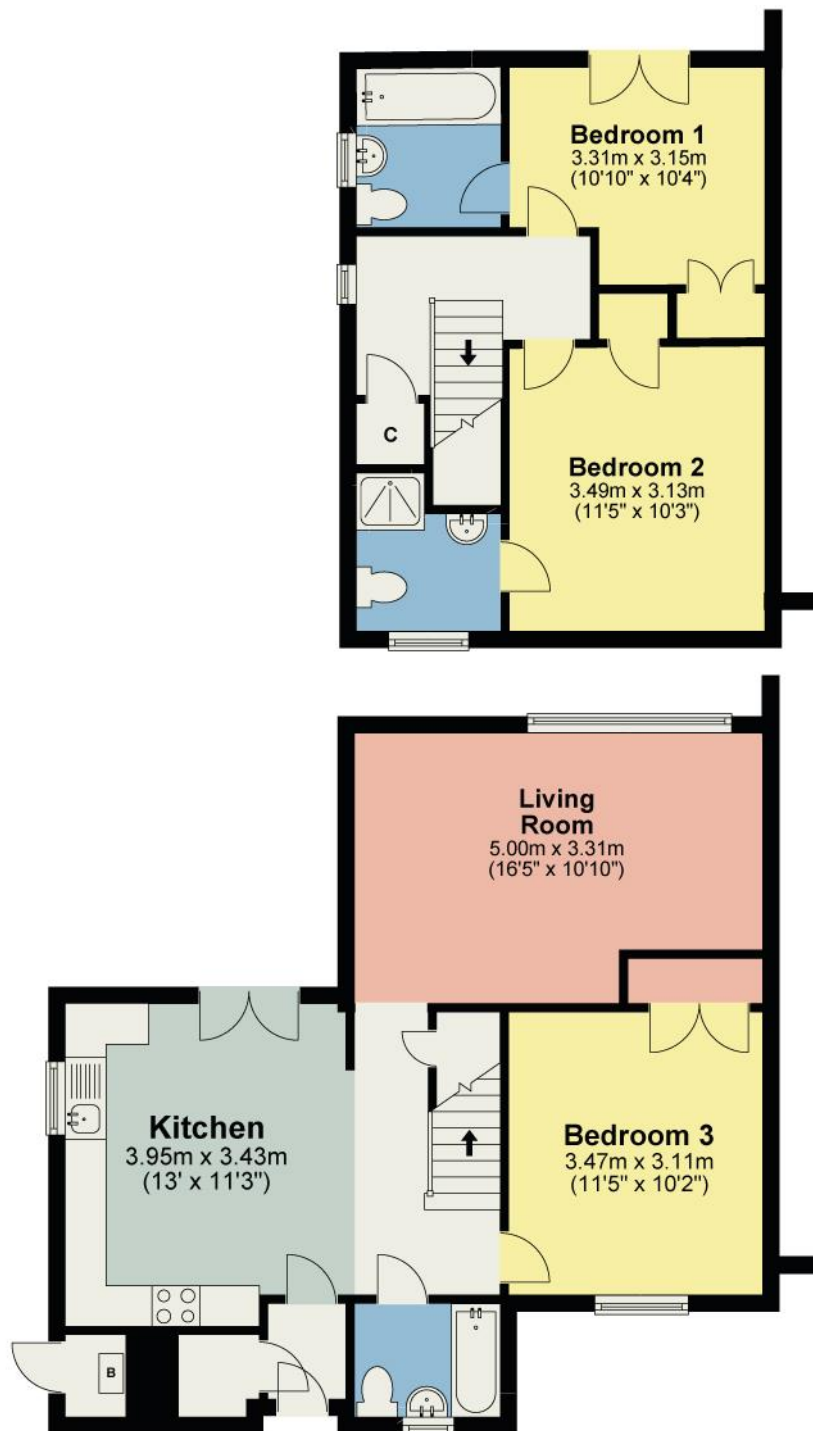


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Total area: approx. 91.0 sq. metres (980.0 sq. feet)

For illustrative purposes only. Not to scale. REF: KL3068

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