



## Kirkby Lonsdale

£350,000

Corner Cottage , 4 Queens Square, Kirkby Lonsdale, Carnforth, LA6 2AZ

Welcome to this cosy, contemporary cottage, set in a peaceful corner of the sought after Market Town of Kirkby Lonsdale within walking distance of local amenities and transport links. Offering an open plan kitchen/living/dining area, two double bedrooms and shower room with feature wooden latch doors, lintels and sash windows throughout, creating an effortless blend between traditional features and contemporary decoration.

An ideal lock up and leave, permanent home for those looking for town living or a weekend retreat, ready and waiting for a new buyer to enjoy.

### Quick Overview

Fabulous Mews Cottage  
 Two Bedrooms & Shower Room  
 Open Plan Kitchen/Living/Dining Area  
 Feature Fireplace  
 Contemporary Decoration Throughout  
 Communal Patio Garden  
 Within the Conservation Area of Kirkby Lonsdale  
 Excellent Lock Up and Leave  
 Close to Local Amenities & Transport Links  
 Superfast 80 Mbps Broadband Available



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Superfast  
Broadband



Permit parking  
Available

Property Reference: KL3458



Living/Kitchen/Dining Area



Kitchen



Living Room



Dining Area

## Property Overview

Tucked away in a corner position in the courtyard of Queen Square, this attractive, stone built cottage is certainly not one to be missed!

Step through the front door into the contemporary open plan kitchen/living/dining area. Enjoying a large front aspect, double glazed sash window overlooking the courtyard, this space offers wood effect flooring and wall panelling with feature fireplace and wood burner stove, creating the ideal atmosphere for a cosy night in.

The kitchen area is an attractive hub to the home, well fitted with wall and base units, complementary work tops and one and a half stainless steel sink. Integrated appliances include a fridge, dishwasher, oven with four ring gas hob and extractor over and a microwave. With room for a dining table to the right, this really is a great social space to relax and dine together.

Follow the spiral staircase to the first floor, a unique feature to this character cottage. The landing offers access into the bedrooms and shower room and a handy storage cupboard with shelving offers additional storage space and houses the washing machine.

Bedroom one and two are both great doubles, light and bright and situated to the front aspect with space for a wardrobe and additional furniture to suit. Completing the picture is the modern style shower room; a three piece suite comprising walk in shower with waterfall shower head and hand held attachment, W.C. and sink, towel rail radiator and pleasantly finished with complementary part tiled walls and flooring.

## 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)

Open Plan Kitchen/Living/Dining Room 23' 10" x 14' 9"  
(7.26m x 4.5m)

### First Floor

Bedroom One 13' 2" x 7' 5" (4.01m x 2.26m)

Bedroom Two 12' 0" x 7' 4" (3.66m x 2.24m)

## Property Information

### Outside

A shared access courtyard provides a peaceful outdoor retreat to enjoy a morning coffee with space for a table and chairs as desired.

### 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.

**What3words** ///keys.helpless.loading

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Staircase



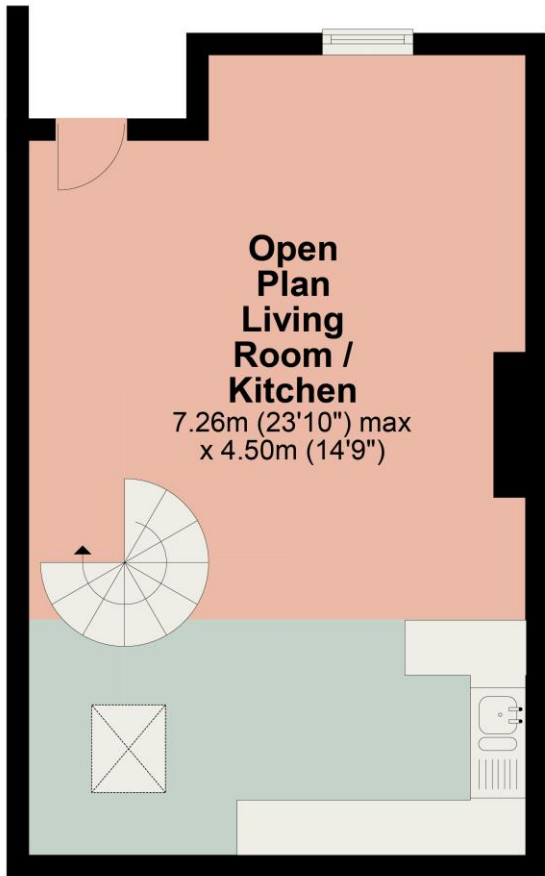
Bedroom One



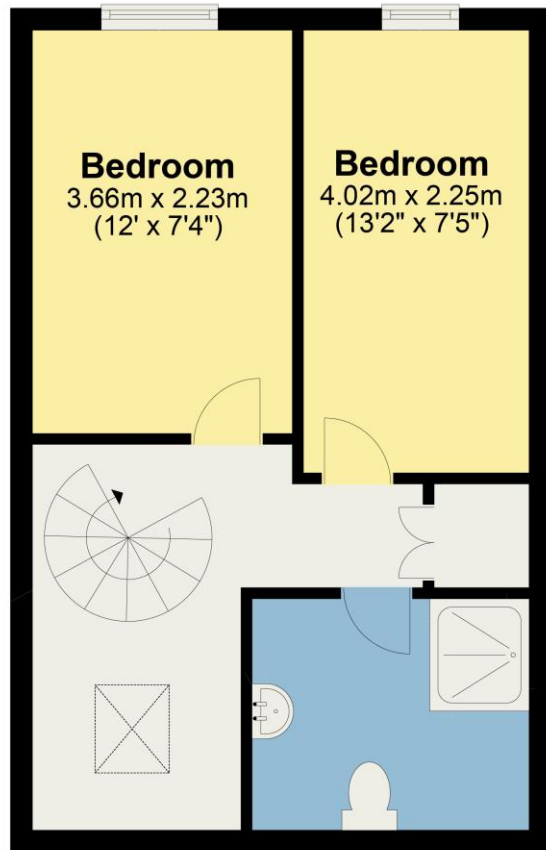
Bedroom Two



Shower Room



**Ground Floor**



**First Floor**

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them.  
REF: KL3458

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