



10 The Meadows, Kirkby Lonsdale

Offers in Region of £225,000





10 The Meadows

Kirkby Lonsdale, Carnforth

A beautifully presented luxury ground floor apartment, this appealing and well-proportioned home enjoys stunning countryside views and a peaceful setting on a small, select development of similar properties. Ideally situated on the edge of the picturesque market town of Kirkby Lonsdale, the apartment lies behind the Whoop Hall Hotel and Kirkby Lonsdale Health Club, which offers residents the opportunity to enjoy superb leisure facilities. The location provides excellent access to local amenities, with regular bus services along the A65 to Skipton and Lancaster, and easy links to Junction 36 of the M6 as well as both the Lake District and Yorkshire Dales National Parks. Kirkby Lonsdale itself boasts an excellent range of shops, cafés, restaurants, public houses, a supermarket, library, and medical services.

Inside, the property offers beautifully maintained accommodation that has seen very little use. The layout includes an inviting entrance hall leading to an open-plan kitchen, dining, and living space, creating a light and sociable area to relax or entertain. There is a comfortable double bedroom featuring a generous built-in wardrobe, and a modern bathroom fitted to a high standard. The apartment benefits from double glazing and efficient electric heating throughout.

Externally, the home enjoys a delightful private patio garden perfectly positioned to take full advantage of the panoramic countryside views. There is an allocated parking space, visitor parking, and access to well-tended communal gardens. Residents also benefit from communal bike, bin, and recycling stores. For those seeking an active lifestyle, unlimited use of the leisure facilities at Kirkby Lonsdale Health Club is available for an annual fee. This exceptional property offers an idyllic, low-maintenance permanent residence, second home, or attractive holiday let investment.

- Luxury apartment with outstanding views
- Open plan kitchen, dining and living space
- One double bedroom
- Modern bathroom
- Double glazing and electric heating
- Beautiful patio garden with exceptional views
- Communal gardens
- Option to access leisure facilities
- Allocated parking and visitor parking
- A short drive to the market town of Kirkby Lonsdale

Leave Kirkby Lonsdale in the direction of Skipton via the A65. After approximately 1/2 mile turn right into the entrance of Whoop Hall and immediately take the first left following the driveway leading to the private road into the development, proceed under the archway to find number 10 located in the farthest part of the development overlooking the fields. WHAT3WORDS: corn.engraving.puzzle

Council Tax band: Currently Band B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





Hall

Entrance door, radiator, built in cupboard housing hot water cylinder, recessed spotlights, tiled flooring.

KITCHEN, DINING AND LIVING SPACE

19' 5" x 18' 3" (5.91m x 5.55m)

Kitchen

11' 9" x 5' 9" (3.58m x 1.75m)

Good range of base and wall units, stainless steel sink, built in oven, gas hob with extractor hood over, integrated fridge, freezer and dishwasher, plumbing for washing machine, recessed spotlights, tiled flooring.

Dinning Area

9' 2" x 6' 8" (2.80m x 2.02m)

Double glazed door to patio garden, double glazed window, radiator with decorative cover, tiled flooring.

Living Space

9' 2" x 6' 8" (2.80m x 2.02m)

Double glazed door to patio garden, double glazed window, radiator with decorative cover, tiled flooring.

Bedroom

13' 7" x 9' 7" (4.13m x 2.92m)

Two double glazed windows, radiator, built in wardrobe, recessed spotlights, tiled flooring.

Bathroom

6' 11" x 5' 7" (2.12m x 1.69m)

Heated towel radiator, three piece suite in white comprises W.C., wash hand basin and P-shaped bath with thermostatic shower over, recessed spotlights, extractor fan, fitted mirror, partial tiling to walls, tiled flooring.

EPC

IDENTIFICATION CHECKS

Should a purchaser(s) have an offer accepted on a property marketed by THW Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £43.20 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This



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