



## Kirkby Lonsdale

£365,000

15 Main Street, Kirkby Lonsdale, Carnforth, LA6 2AQ

A very interesting proposition for those that are creative and imaginative to see beyond the current layout and format. A stone and slate terraced property currently a suite of attractive, light contemporary open plan offices, which under planning rules can benefit from prior approval to convert into perhaps a four bedroom town house or a mixed commercial and residential opportunity. In any event an exciting development project with the property also enjoying a detached garden.

### Quick Overview

- Mid Terraced Property
- Exciting Development Opportunity
- Detached Garden
- Town Centre Location



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Broadband  
Available

Property Reference: KL3459



Reception



Meeting Room



Inner Hall

## Property Overview

Step into the main entrance from Main Street, into a reception area with large display front aspect window. The inner hall provides access to the cellar as well as having a handy storage cupboard. The rear lobby has a kitchenette with wall and base units, stainless steel sink and complementary worktop. A door leads into the meeting room, with rear aspect window and feature fireplace. At the rear of the property you will find a handy W.C. with sink, stairs leading to the first floor and a part glazed door leading outside.

On the first floor a corridor leads into an open plan office space, with a window to the front aspect.

Steps lead to the second floor which has an office with shower room and mezzanine storage level.

## Location

Welcome to Kirkby Lonsdale, a picturesque town located in Cumbria. Known for its stunning landscapes and historic charm, Kirkby Lonsdale offers a truly unique living experience. Whether you enjoy long walks along the River Lune or exploring the nearby Yorkshire Dales National Park, Kirkby Lonsdale offers endless opportunities for outdoor adventures. Kirkby Lonsdale is also conveniently located close to a range of amenities. The town itself boasts a vibrant community with a selection of independent shops, cafes, restaurants, and traditional pubs. You'll also find essential services such as schools, a post office, and medical facilities within easy reach.

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

Reception 12' 5" x 8' 11" (3.78m x 2.72m)

Meeting Room 11' 3" x 5' 10" (3.43m x 1.78m)

### Lower Ground Floor

Cellar 10' 8" x 8' 8" (3.25m x 2.64m)

### First Floor

Office 26' 7" x 12' 5" (8.1m x 3.78m)

### Second Floor

Office 23' 9" x 12' 5" (7.24m x 3.78m)

## Property Information

### Outside

Detached garden down path.

### Services

Mains gas, water and electricity.

### Council Tax Band

To be assessed.

### Tenure

Freehold.

### Viewings

Strictly by appointment with Hackney & Leigh Kirkby Office.

### Energy Performance Certificate

The full Energy Performance Certificate is available on our website and also at any of our offices.



Office



Office



Office



Mezzanine



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