

Kirkby Lonsdale

£395,000

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

A fascinating Grade II Listed stone built cottage, full of nooks and crannies with barely a straight wall in the property, all creating both a warm, cosy atmosphere and a sense of history.

Having started out as a shop, the unique layout is arranged over three floors approached via a wonderful staircase and, whilst also being a characterful and charming property, there is a modern, intriguing twist at the end.

Quick Overview

Character Grade II Listed Cottage
Four Bedrooms & Two Shower Rooms
Living Room & Kitchen-Diner
Rear Yard, Utility Outhouse & Cellar
Charming Features Throughout
Located Within a Conservation Area
Sought After Location
Walking Distance to Local Amenities
Great Access to Transport Links
Superfast Broadband Available



4



2



1



D



Superfast
Broadband*

Property Reference: KL3481



Living Room



Kitchen/Diner



Inner Hallway



Rear Yard

Property Overview

Step through the front door, into the welcoming living room, where the character and charm of this home is immediately apparent with the traditional beams and wooden latch doors. Being surprisingly spacious, this room offers dual aspect windows to the front and rear, as well as a coal effect gas fire for a cosy atmosphere on those cooler evening. An inner hall leads you to the kitchen/diner, with a door leading to the rear yard.

The kitchen is well fitted with wall and base units, complementary worktop and one and a half ceramic sink with drainer, as well as a combi oven, four ring hob with extractor over and space for a slimline dishwasher and freestanding fridge/freezer. The rear yard not only offers space for outdoor seating in the summer, but also enjoys a handy shed with plumbing for a washing machine and drier, as well as a large sink and shelving, making this an ideal utility space. Stairs also lead down to the cellar, a great additional space with light and power, currently used as a workshop and ideal for storage.

Back into the living room, follow the stairs to the first floor landing where you will find bedroom one and the shower room. Bedroom one is a double room with a front aspect window and two handy built in wardrobes, along with ample space for additional furniture. Adjacent is the shower room; an attractive suite with walk in shower, sink with vanity unit, W.C. and heated ladder towel radiator, completed with complementary part tiled walls.

The second floor offers the second bedroom; another double with space for additional furniture to suit and a front aspect window. A handy office room also provides a great work space for those who require a home office, equally with the potential as a dressing room as desired. An attic room to the third floor provides great additional storage space.

The real surprise with this property is the annex at the rear; currently used as a holiday let, offering an ideal investment opportunity or guest suite with modern décor; an open bedroom with breakfast bar and shower room comprising a walk in shower, wall hung sink, W.C. and complementary tiles to finish.

Location

Welcome to Kirkby Lonsdale, a picturesque Market Town located in Cumbria, well 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, there are endless opportunities for outdoor adventures.

Conveniently located close to a range of amenities, the town itself boasts a vibrant community with a selection of



Living Room



Kitchen/Diner



Bedroom One



Bedroom Two



Shower Room



Shower Room

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.

What3Words ///forgotten.feasting.bronzes

Accommodation (with approximate dimensions)

Ground Floor

Living Room 22' 2" x 12' 1" (6.76m x 3.68m)

Kitchen/Dining Room 10' 0" x 9' 5" (3.05m x 2.87m)

First Floor

Bedroom One 13' 1" x 10' 9" (3.99m x 3.28m)

Second Floor

Bedroom Two 13' 4" x 10' 11" (4.06m x 3.33m)

Bedroom Three 8' 2" x 6' 9" (2.49m x 2.06m)

Annex

Bedroom Four 10' x 9' 3" (3.05m x 2.82m)

Property Information

Outside

A rear yard with patio offers space for outdoor seating, and a handy shed provides a great utility space and additional storage. Steps lead to the cellar, currently used as a workshop which provides great additional storage space.

Steps lead to the annex.

Services

Mains gas, water, drainage and electricity.

Council Tax

Westmorland and Furness Council - Band C

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.



Annex



Open Plan Annex



Open Plan Annex

Request a Viewing Online or Call 015242 72111

Meet the Team

Richard Harkness M.R.I.C.S

Sales Manager

Tel: 015242 72111
Mobile: 07971 911357
richardharkness@hackney-leigh.co.uk



Claire Scaife

Sales Team

Tel: 015242 72111
kirkbysales@hackney-leigh.co.uk



Matilda Stuttard

Sales Team

Tel: 015242 72111
kirkbysales@hackney-leigh.co.uk



Michael Neal

Viewing Team

Tel: 015242 72111
kirkbysales@hackney-leigh.co.uk



Naomi Price

Viewing Team

Tel: 015242 72111
kirkbysales@hackney-leigh.co.uk



Viewings available 7 days a week including evenings with our dedicated viewing team
Call **015242 72111** or request online.



Need help with **conveyancing**? Call us on: **01539 792032**



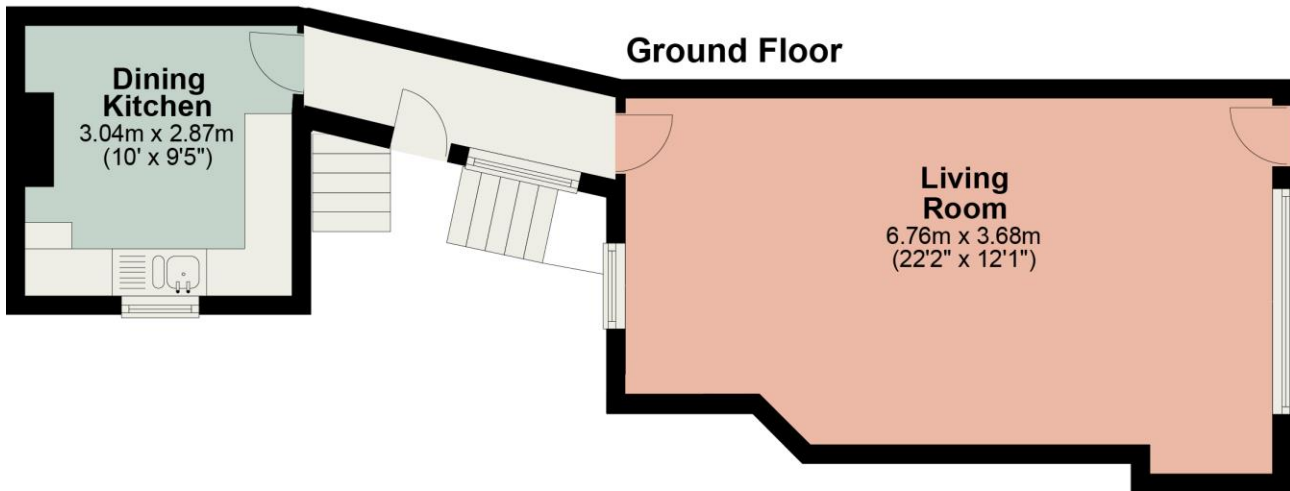
Can we save you money on your **mortgage**? Call us on: **01539 792033**

Hackney & Leigh Ltd 3 Market Square, Kirkby Lonsdale, Lancashire, LA6 2AN | Email: kirkbysales@hackney-

Second 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: KL3481

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 16/01/2024.