



Church Street

£290,000

8 Cherkeby Cottages, Church Street, Kirkby Lonsdale, Carnforth, LA6 2AX

8 Cherkeby Cottages offers a character home, with accommodation appointed over three floors offering a kitchen/diner, living room and two bedrooms. Accessed via a gate, Cherkeby Cottages are found tucked away in a row of terraced cottages situated within the heart of Kirkby Lonsdale, overlooking the church yard and within walking distance of all local amenities.

Now in need of some updating, this home provides great scope for a new buyer to make their own, whether as a bolthole to escape the hustle and bustle of everyday life, or as a great permanent home for those seeking a welcoming community within this sought after town.

Quick Overview

- Grade II Listed Cottage
- Two Bedrooms & One Bathroom
- Quiet Situation within Kirkby Lonsdale
- Close Access to Local Amenities
- Views over the Churchyard
- Character Cottage
- Great Investment Opportunity
- Ideal Lock up & Leave
- Sought After Location
- Superfast Broadband Available



2



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1



TBC



Superfast
Broadband*

Property Reference: KL3489



Kitchen Dining Room



Kitchen Dining Room



Living Room



Living Room

Property Overview

Step through the door into the entrance hall, with steep stairs to the first floor and leading you straight ahead into the kitchen-diner. With dual aspect windows to the rear and side, this room enjoys space for a dining table and offers great storage space with an under stairs cupboard for hanging coats and storing shoes, and an additional cupboard which could be used as a pantry for storing essentials. The kitchen itself is fitted with wall and base units, tiled floor, complementary worktop and upstand and a stainless steel sink with drainer. Integrated appliances include a Rangemaster oven with four ring hob and extractor over.

Follow the stairs to the first floor where you will find the living room; a light and bright space with dual aspect windows overlooking the church yard, and a handy integrated storage cupboard. The bathroom can also be found on this floor; comprising a bath, pedestal sink, W.C. and part tiled walls as well as that all important airing cupboard.

Finally, the second floor offers the two bedrooms, boasting latch doors and beams which showcase the character of this home. Bedroom one is a double room with windows to the side and a double wardrobe, whilst bedroom two is a single room with a window to the rear and space for bedside furniture as desired.

Now in need of some updating, this home offers a character cottage with great potential for a new buyer to make their own, and, being situated in a sought after location, this certainly isn't one to miss!

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.

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.

What3words ///undivided.player.factoring

Accommodation (with approximate dimensions)

Kitchen/Dining Room 14' 11" x 12' 10" (4.55m x 3.91m)

Living Room 15' 2" x 7' 9" (4.62m x 2.36m)

Bedroom One 12' 11" x 8' 10" (3.94m x 2.69m)

Bedroom Two 7' 7" x 6' 0" (2.31m x 1.83m)

Property Information

Services

Mains gas, water, drainage and electricity.

Council Tax

Westmorland and Furness Council.

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.

Anti-Money Laundering Regulations (AML)

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Bedroom One



Bedroom One



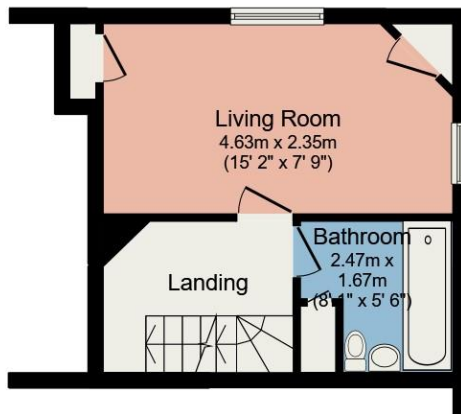
Bathroom



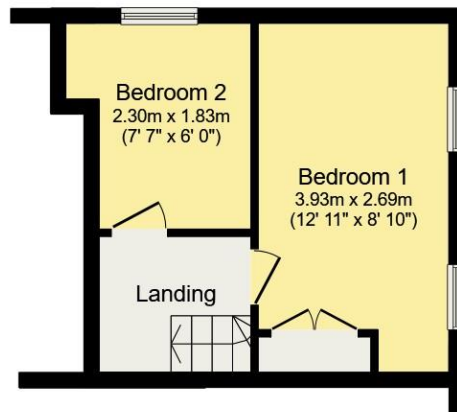
Church Street, Kirkby Lonsdale, Carnforth



Ground Floor



First Floor



Second Floor

Total floor area 74.3 m² (800 sq.ft.) approx

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.

A thought from the owners...

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