



## Kirkby Lonsdale

£329,950

Church Mews Cottage , 1 Beck Head, Kirkby Lonsdale, Carnforth, LA6 2AY

A beautifully presented, Grade II Listed stone and slate traditional cottage offering well-appointed two bedroom accommodation and enjoying a most attractive view over the church yard to the Casterton fells and beyond. The living space is simply superb with period features, focal points and a lovely fire place and stove which opens into the well equipped kitchen that leads to a small yard to the rear.

Enjoying a convenient position being tucked away from the main street and yet only a minute from the bustling centre of Kirkby Lonsdale, Church Mews Cottage is ideal for those seeking central town living or an ideal bolt hole for enjoying weekends away from the hustle and bustle of daily life; equally a great investment opportunity. With so much on offer, this certainly is not one to miss!

### Quick Overview

Grade II Listed Mid Terrace Cottage  
 Two Bedrooms & One Bathroom  
 Situated in the Heart of the Market Town of  
 Kirkby Lonsdale  
 Close to All Local Amenities  
 Views Over the Church Yard and to the  
 Casterton Fells Beyond  
 No Upward Chain  
 An Abundance of Character Features  
 Small Patio Garden to the Rear  
 Ideal Investment Opportunity  
 80 Mbps Broadband Available



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Superfast  
Broadband

Property Reference: KL3486



Living Room



Kitchen



Kitchen



## Property Overview

Welcome to Church Mews Cottage, a traditional stone and slate cottage, with a plethora of character features including solid oak floor, oak lintels and beams, stone window sills and doors with Suffolk latches throughout, setting the tone for this cosy cottage.

Stepping down, you are welcomed into the cosy living/dining room; a great space to wind down in front of the fireplace with a log burning stove and enjoying a front aspect window with views over to the church yard. With space for a dining table, there is also a handy under stairs cupboard for storage. Follow the solid oak floor into the kitchen, a well equipped space with base units, complementary solid wood worktop with a Butler ceramic sink and NEFF four ring hob. Integrated appliances include a NEFF microwave and oven, dishwasher, fridge and washing machine. A door leads to the rear patio with space for pots and storing bins.

Follow the stairs to the first floor, split level landing where you will find both bedrooms and the bathroom. Bedroom one is a double room with front aspect sash window and fitted wardrobes with an attractive vaulted ceiling and beams, enhancing the traditional feel. Bedroom two is a ¾ room, having a handy sink and enjoys a rear aspect window.

Finally, the contemporary wet room comprises a shower with waterfall shower head and hand held attachment, W.C. and hand wash basin with complementary part tiled walls and flooring.

## 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** ///threaten.crumbles.brave

**Accommodation (with approximate dimensions)**

**Living/Dining Room** 18' 7" x 13' 11" (5.66m x 4.24m)

**Kitchen** 10' 5" x 4' 3" (3.18m x 1.3m)

**First Floor**

**Bedroom One** 12' 7" x 9' 9" (3.84m x 2.97m)

**Bedroom Two** 10' 8" x 8' 5" (3.25m x 2.57m)

**Outside**

A patio for bin storage.

**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.

**Please Note:**

Majority of furniture to be included within the price of £345,000.



Bedroom One



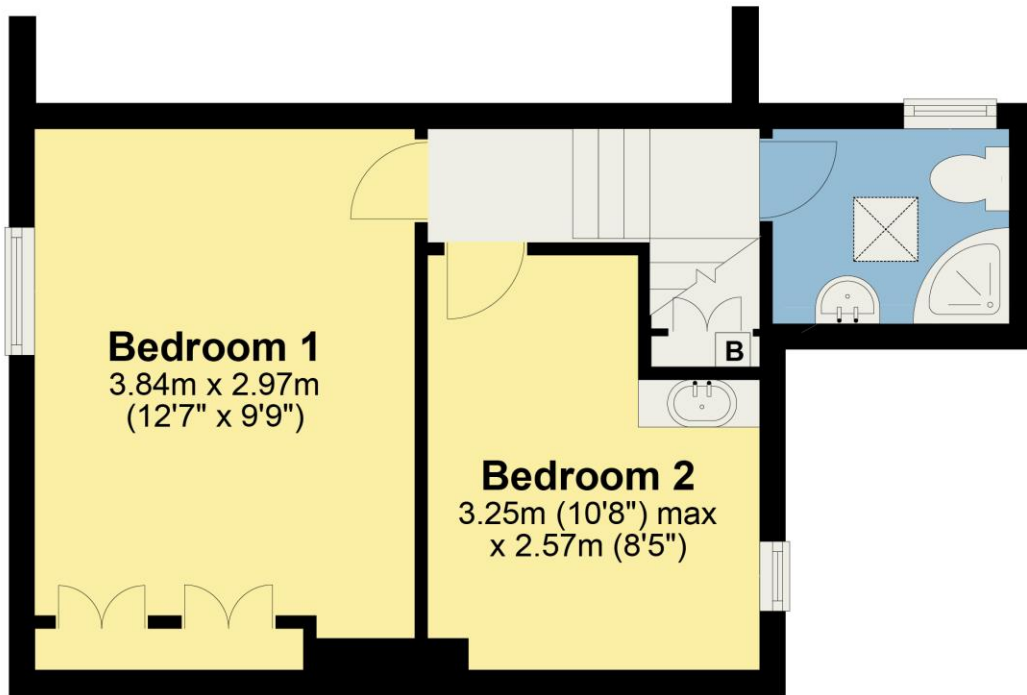
Bedroom One



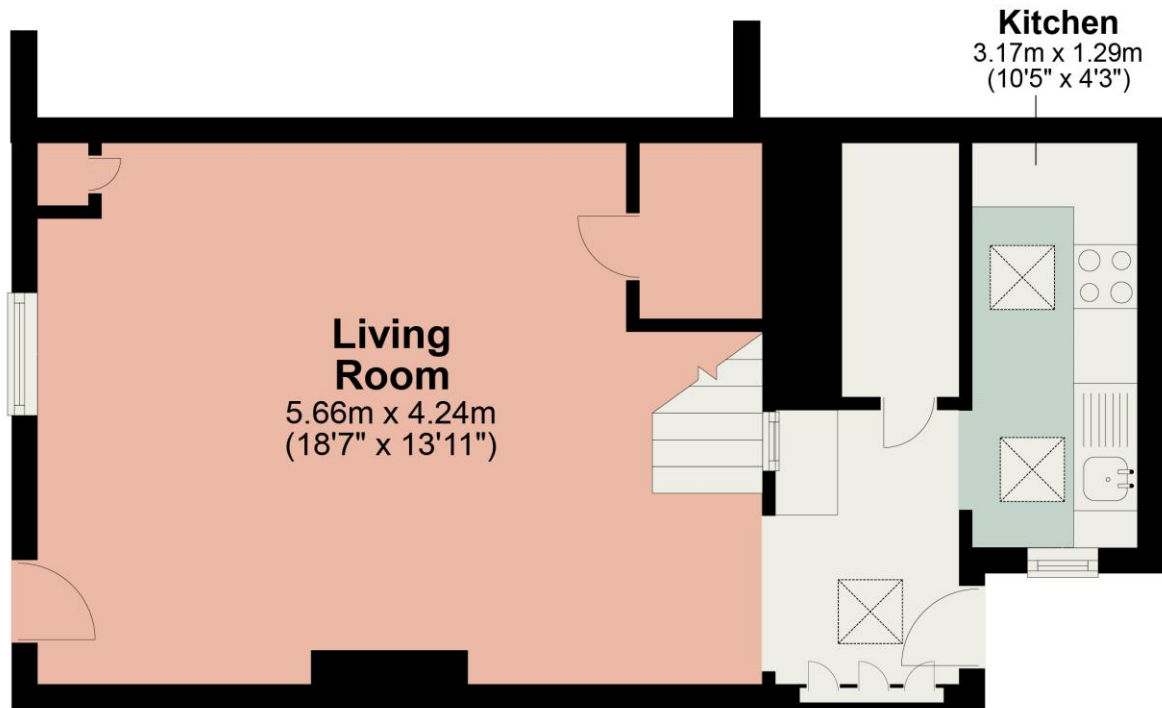
Bedroom Two



Shower Room



**First Floor**



**Ground Floor**

A thought from the owners...

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