



Kirkby Lonsdale

4 Rowan Garth, Kirkby Lonsdale, Carnforth, LA6 2JR

Welcome to 4 Rowan Garth, a beautifully presented three bedroom home within the heart of the sought after market town of Kirkby Lonsdale, within walking distance of all local amenities yet nestled in a peaceful setting just off the main road.

Offering a wonderfully spacious living/dining room and contemporary kitchen to the first floor, two generous double bedrooms, plus a landing with study area to the second floor and handy third bedroom/office and cloaks/laundry to the ground floor, this home has much on offer for those looking for stylish living within this thriving town.

Offers Over £395,000

Quick Overview

Beautifully Presented Town House
 Three Bedrooms & One Bathroom
 Situated in the Heart of the Market Town of
 Kirkby Lonsdale
 Walking Distance to Local Amenities
 Enclosed Patio Garden to the Rear
 Private Parking Space for One Car
 Countryside Views
 No Onward Chain
 Attractive, Modern Decor Throughout
 First Floor Balcony
 Thriving Community Location



3



3



1



D



80 Mbps
Broadband*



Off Road
Parking

Property Reference: KL3490



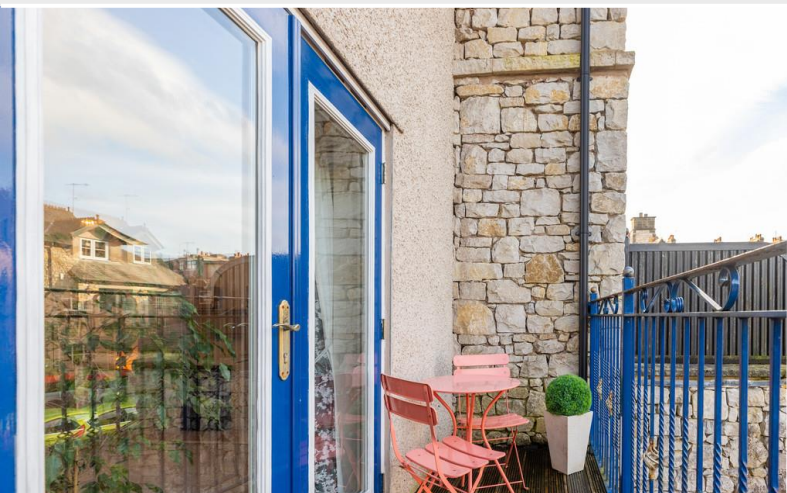
Entrance Hall



Kitchen



Living/Dining Room



Balcony

Property Overview

Welcome to 4 Rowan Garth, a contemporary three bedroom home within the sought after market town of Kirkby Lonsdale, offering stylish living accommodation, with attractive modern décor throughout this welcoming home.

Step through the door into the entrance hall, a generous space with ample room for hanging coats and storing shoes. The ground floor also houses a single bedroom, with great scope as an office for those that work from home and a handy W.C./utility with sink and worktop with plumbing and space for an undercounter washing machine plus dryer. There is also a under stairs storage cupboard.

Follow the stairs to the first floor where you will find the attractive, modern kitchen, comprising a range of wall and base units, complementary worktop and stainless steel sink with drainer, plus the recently installed Worcester Bosch boiler. Integrated appliances include a fridge/freezer, Bosch oven with four ring hob and extractor over, as well as a slimline Neff dishwasher.

Double doors lead to the real showstopper of the home; the dual aspect living/dining room. With two sets of French doors creating a beautiful light and airy space, the living room is the heart of the home, ideal for entertaining guests or winding down after exploring the town. With a Juliette balcony to the front, French doors also open to the rear balcony, providing a seamless blend outside, ideal for the warmer months. Also offering space for a dining table, this room enjoys a feature gas fire and hearth, creating a cosy atmosphere all year round.

Making your way to the second floor, you will appreciate the contemporary feel of this home with the newly fitted main bathroom; with a pedestal sink, W.C. and corner shower with waterfall shower head and hand held attachment, complementary tiled walls and heated ladder towel radiator to finish.

The second floor offers the main sleeping accommodation, both spacious double bedrooms with bedroom one to the front aspect boasting wardrobes for ample space, and an en suite. Bedroom two enjoys countryside views to the rear, also benefiting from a large integrated wardrobe with hanging and storage space. Finally, the landing offers that all important airing cupboard and a great work-from-home study area.

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



Kitchen



Living/Dining Room



Bedroom One



Bedroom Two



Bedroom Three



Main Bathroom

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 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 ///circus.directly.airliners

Accommodation (with approximate dimensions)

Ground Floor

Bedroom Three/Study 9' 2" x 6' 1" (2.79m x 1.84m)

First Floor

Kitchen 10' 10" x 6' 0" (3.3m x 1.83m)

Living/Dining Room 22' 3" x 15' 3" (6.78m x 4.65m)

Second Floor

Bedroom One 15' 2" x 11' 1" (4.62m x 3.38m)

Bedroom Two 11' 11" x 10' 10" (3.63m x 3.3m)

Property Information

Outside

A gravel garden to the front welcomes you into the home, whilst a rear decked balcony to the first floor provides space to enjoy a morning coffee on a summers day.

Also to the rear, there is a courtyard patio garden with ample space for outdoor table/chairs, pots/containers and stone walling to two sides with inset planting.

Parking

There is an all important private parking space for one car.

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.



Bedroom One



Bedroom Two



Vendor's View Photo



Patio

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.



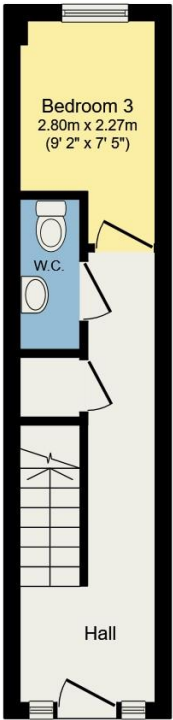
Need help with **conveyancing**? Call us on: **01539 792032**



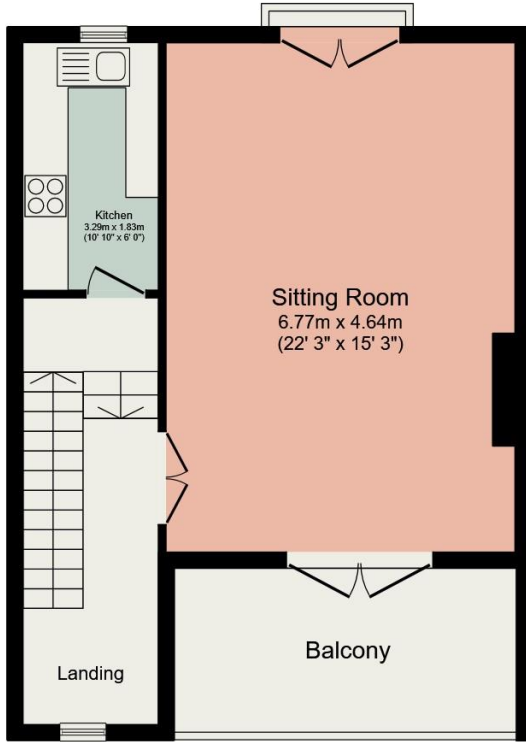
Can we save you money on your **mortgage**? Call us on: **01539 792033**

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

Kirkby Lonsdale, Carnforth



Ground Floor



First Floor



Second Floor

Total floor area 120.4 m² (1,296 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.



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 21/03/2024.