



Kirkby Lonsdale

£575,000

3 Beck Head, Kirkby Lonsdale, Carnforth, LA6 2AY

Welcome to 3 Beck Head; an elegantly refurbished Grade II Listed Georgian property within the heart of Kirkby Lonsdale, offering stylish yet comfortable living for a range of buyers.

Enjoying a generous kitchen/diner, living room and sitting room to the ground floor, three double bedrooms and attractive four piece bathroom to the first floor and stylish suite with a dressing area and double bedroom on the second floor; complete with an enclosed patio and utility outhouse, this property offers diverse opportunities from a great investment to an ideal family home.

Quick Overview

- Grade II Listed End of Terrace House
- Four Bedrooms & Two Bathrooms
- Attractive Master Suite
- Kitchen Diner, Living Room & Snug
- Generous Living Spaces
- Fabulous, Modern Renovations Throughout
- High Specification
- Rear Patio & Utility Outhouse
- Central Location within Kirkby Lonsdale
- Superfast Broadband Available



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Superfast
Broadband*

Property Reference: KL3476



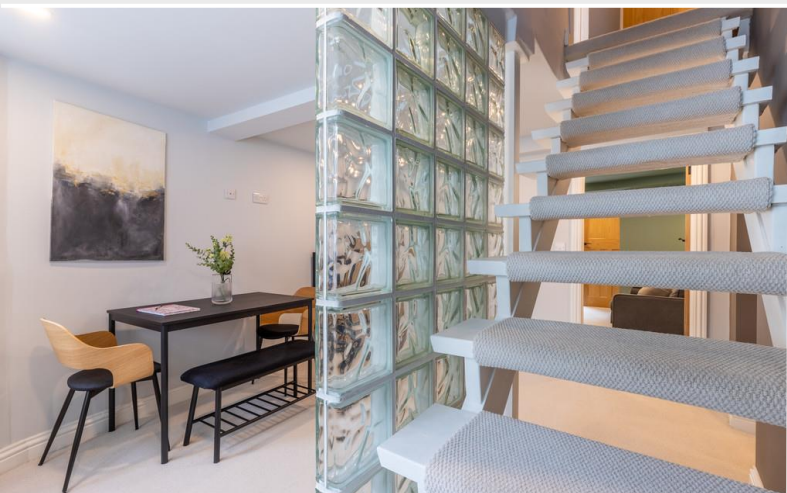
Kitchen/Diner



Kitchen/Diner



Living Room



Snug

Property Overview

Step through the door into the entrance hall, a light and bright space with handy cupboard for storing shoes and access into the ground floor living spaces.

Firstly, you are welcomed into the real hub of the home; the generous kitchen-dining room, recently renovated by the current owners to create a welcoming space for hosting friends and family all year round, setting the tone for this stylish home. Well fitted with modern wall and base units, complementary work top and upstand, and ceramic sink with drainer. Integrated appliances include a Smeg oven with 5 ring induction hob and extractor over, fridge/freezer and dishwasher. Steps lead to an inner porch with hanging space for coats and a door leading outside to the enclosed patio and outhouse. Currently used as a utility, the outhouse provides plumbing for a washing machine and drier, as well as a complementary worktop with W.C. and pedestal sink.

Back into the home, you will find the living room; light and bright with front aspect window, with a cosy atmosphere. The living room leads into a second sitting room/snug with stairs leading to the first floor by passing the feature glass brick wall.

The first floor landing offers access into the first three bedrooms. Bedroom two is an attractive double with a large front aspect window and integrated wardrobe, and bedroom three and four, also doubles, are both light and bright with ample space for additional furniture to suit, as well as a handy integrated wardrobe each. The main bathroom is superbly presented, with attractive, modern décor comprising a roll top bath with hand held shower attachment, walk in shower with waterfall shower over, vanity sink unit with hand wash basin, and W.C. and complementary part tiled walls and floor to finish.

Stairs lead to the second floor, welcoming you into the master suite; a dressing area with large window and W.C. with built in sink unit, leading into bedroom one enjoying ample space for a double bed and additional furniture, and an attractive roll top bath with hand held shower attachment.

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



Kitchen/Diner



Living Room



Bedroom Four



Bedroom Two



Bedroom Three



Main Bathroom

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 ///undercuts.distracts.listings

Accommodation (with approximate dimensions)

Ground Floor

Kitchen/Diner 20' 3" x 9' 9" (6.17m x 2.97m)

Living Room 14' 10" x 12' 2" (4.52m x 3.71m)

Sitting Room/Snug 13' 1" x 11' 0" (3.99m x 3.35m)

Outouse Utility

First Floor

Bedroom Two 12' 2" x 10' 10" (3.71m x 3.3m)

Bedroom Three 10' 4" x 9' 11" (3.15m x 3.02m)

Bedroom Four 14' 3" x 7' 9" (4.34m x 2.36m)

Second Floor

Bedrom One 10' 6" x 10' 1" (3.2m x 3.07m)

Dressing Area 12' 4" x 8' 11" (3.76m x 2.72m)

Property Information

Outside

An outhouse provides additional storage and acts as a utility, with plumbing for a washing machine and dryer, complementary work surface and W.C. with pedestal sink.

Rear Yard

A well-presented, enclosed terrace to the rear creates a private space to entertain friends and family in the warmer months, with space for outdoor seating, with patio and gravelled areas for easy maintenance.

Services

Mains gas, water, drainage and electricity.

Council Tax

Westmorland and Furness Council. Band

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



Dressing Area



Rear Patio



Rear Patio

Request a Viewing Online or Call 015242 72111

Meet the Team

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

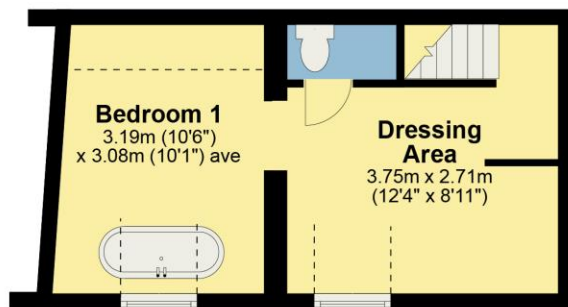


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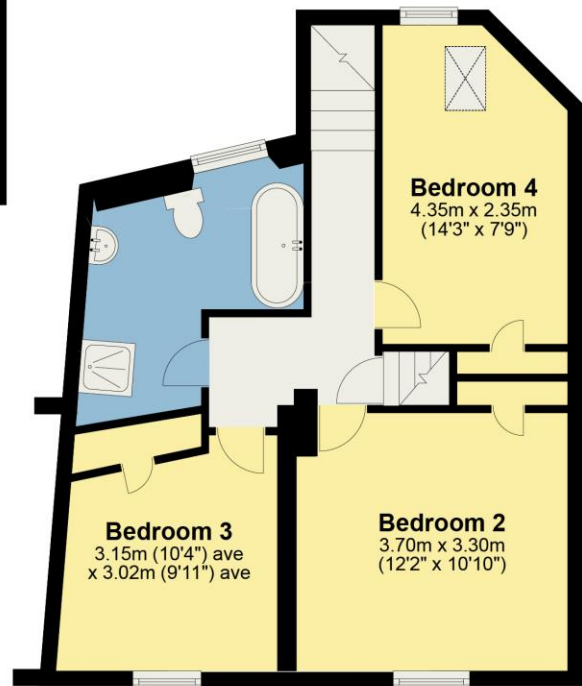


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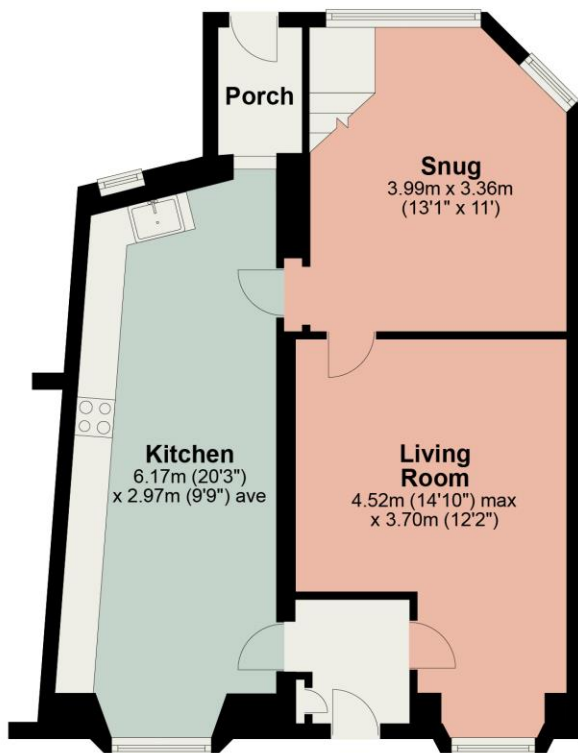
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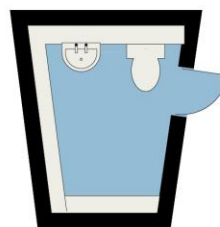
Second Floor



First Floor



Ground Floor



Outbuilding

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: KL3476

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