



Kirkby Lonsdale

£395,000

11 Market Square, Kirkby Lonsdale, Carnforth, LA6 2AN

A beautifully presented, Grade II Listed home, set within the heart of the popular market town of Kirkby Lonsdale, only a stones throw away from the centre of town, yet enjoying a peaceful, south facing position set back from the Market Square.

Offering an open plan kitchen/living/dining area, the home also enjoys two good sized bedrooms and a bathroom, all light and bright throughout with feature beams providing a sense of character and charm. Completing the picture is the patio area to the front with space for a table and chairs, the ideal spot for soaking up the sun. With potential as a forever home, bolthole or great investment opportunity, this home would be suitable for a range of buyers and is certainly not one to miss!

Quick Overview

Delightful Grade II Listed Home
 Two Bedrooms & One Bathroom
 Set Within the Heart of the Market Town of
 Kirkby Lonsdale
 Nestled in a Peaceful Position
 Open Plan Kitchen/Living/Dining Room
 Well-Presented & Lovingly Maintained
 Low Maintenance Patio Area
 Within a Conservation Area
 Great Second Home or Ideal Investment
 opportunity
 Superfast Broadband Available



2



1



1



F



Superfast
Broadband

Property Reference: KL3515



Open Plan Kitchen/Living/Dining Area



Open Plan Kitchen/Living/Dining Area



Open Plan Kitchen/Living/Dining Area



Open Plan Kitchen/Living/Dining Area

Property Overview

On approach to the property, the peaceful nature of this home is apparent; set back from the Market Square, the property is a short walk from the thriving town centre and would be ideal for those looking for a central home within this sought after town.

Firstly, you are welcomed by the patio to the front. A low maintenance area with space for outdoor seating, being a real sun trap and making the ideal spot to enjoy a morning coffee or a drink of something cool in the summer, away from the hustle and bustle of town. Step inside into the open plan kitchen/living/dining area, with front aspect windows and a feature multifuel stove setting the tone for those cooler evenings.

The kitchen itself is well fitted with wall and base units with complementary work tops and a sink with drainer. Integrated appliances include a Bosch oven with four ring hob and extractor over, microwave and fridge with space for an undercounter dishwasher and washing machine. With space for a dining table, there is plenty of room to enjoy meals with family and friends with ample space for guests to relax and unwind. A handy under stairs cupboard provides space for coats and shoes.

Follow the stairs to the first floor where you will find the two bedrooms and three piece bathroom. Bedroom one is a light and airy double room with space for additional furniture, enjoying feature beams adding a sense of character. Bedroom two is also well appointed, with space for a small double or two single beds and space for bedside furniture, also enjoying a front aspect window and benefitting from an integrated wardrobe.

Finally, the family bathroom is deceptively spacious, comprising a vanity unit with sink and W.C., as well as a panelled bath with shower over, heated ladder towel radiator and complementary vinyl flooring 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.

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 ///edit.fortnight.enjoy

Property Information

Outside

A patio area to the front enjoys space for outdoor seating.

N.B.

There is a communal back lane passing in front of 11 Market Square.

Services

Mains electricity, water and drainage. Electric heating.

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.



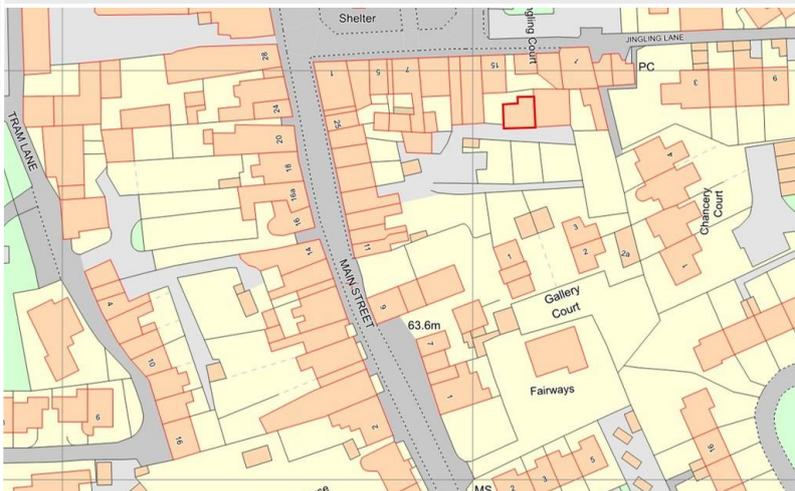
Bedroom One



Bedroom Two



Bathroom

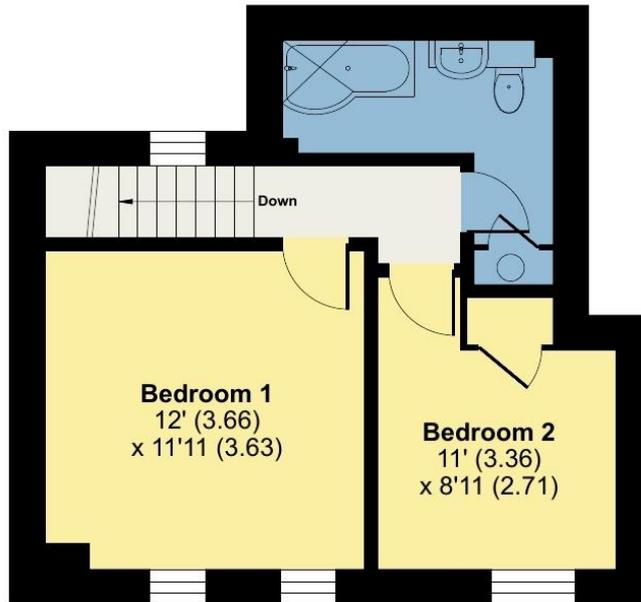


OS Map

Market Square, Kirkby Lonsdale, Carnforth, LA6

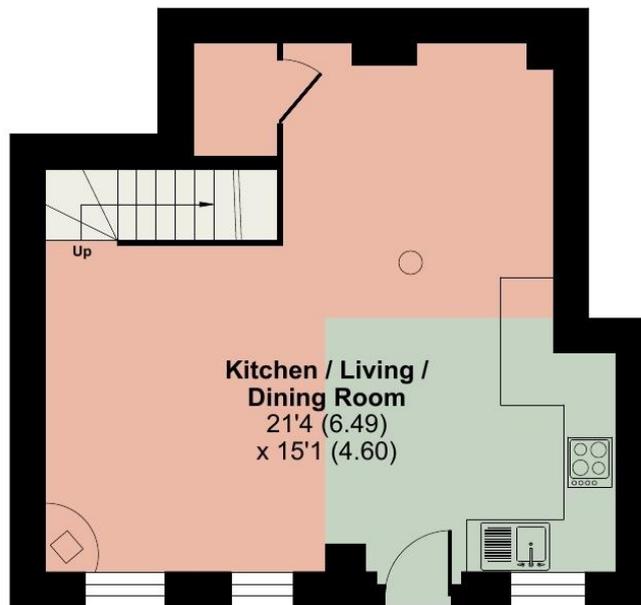
Approximate Area = 726 sq ft / 67.3 sq m (excludes store)

For identification only - Not to scale



Denotes restricted head height

SECOND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nīchemcom 2024. Produced for Hackney & Leigh. REF: 1122674

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 07/05/2024.

Request a Viewing Online or Call 015242 72111