



Kirkby Lonsdale

£325,000

Springbank Cottage, Kings Court, Kirkby Lonsdale, Carnforth, LA6 2BP

Welcome to Spring Bank Cottage; a delightful one bedroom apartment, set back from the main road yet conveniently located for walking into the town centre. Boasting an open plan living/dining room, kitchen and bedroom with en suite to the first floor, the home also boasts a surprisingly large integrated garage with ample space for parking and storage.

Lovingly maintained and tastefully decorated throughout, this home presents the ideal opportunity as a lock up and leave for those looking for a bolthole within the bustling market town of Kirkby Lonsdale, or equally a great investment opportunity!

Quick Overview

Delightful One Bedroom Apartment
 One Bedroom & One Bathroom
 Ideal Location within the Thriving Market
 Town of Kirkby Lonsdale
 Tasteful, Vibrant Décor Throughout
 Open Plan Living/Dining Area & Kitchen
 Integrated Garage for Parking & Storage
 No Onward Chain
 Ideal Lock Up & Leave or Investment
 Opportunity
 Walking Distance to Local Amenities
 Superfast Broadband Available



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Superfast
Broadband*



Garage

Property Reference: KL3518



Open Plan Living/Dining Room



Open Plan Living/Dining Room



Open Plan Living/Dining Room



Open Plan Living/Dining Room

Property Overview

Steps lead to the front door where you are lead into the entrance hall, with space for coats and shoes and a door opening into the garage. Stairs welcoming you to the first floor, where the cast iron staircase sets the tone for this unique and tastefully decorated home. A handy cloakroom offers a W.C. and wall hung sink with a storage unit and complementary part tiled walls.

Firstly, you are welcomed into the open plan living space, filled with light from the dual aspect windows and enjoying a feature wood burning stove with tiled surround, ideal for cosying down on those cooler evenings. Doors open onto a Juliette balcony, creating a seamless blend outside during the summer months. With space for a dining table, the open plan area provides a great place to enjoy an evening meal after a day exploring this wonderful Market Town.

The kitchen is well fitted with wall and base units and comprises a sink with drainer, integrated fridge, Neff oven and four ring hob with an extractor over, completed with a tiled splashback and complementary Corian worktops.

Finally, the bedroom boasts a large window to the front aspect with ample space for additional furniture and tasteful decor, with built in wardrobes and benefitting from a modern four piece en suite; comprising a shower, bath and vanity unit with hand wash basin and W.C., as well as complementary part tiled walls to finish the look with a heated ladder towel radiator.

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.

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: ///skillet.fantastic.repaying

Accommodation (with approximate dimensions)

Ground Floor

Garage 22' 1" x 18' 8" (6.73m x 5.69m)

First Floor

Open Plan Living/Dining Room 21' 8" x 20' 5" (6.6m x 6.22m)

Kitchen 11' 3" x 7' 7" (3.43m x 2.31m)

Bedroom 12' 3" x 12' 0" (3.73m x 3.66m)

Store 23' 6" x 11' 11" (7.17m x 3.64m)

Property Information

Services

Mains drainage, water and electricity. Gas Central Heating.

Council Tax

Westmorland and Furness Council. Band TBC.

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.



Kitchen



Bedroom



Bathroom



W.C

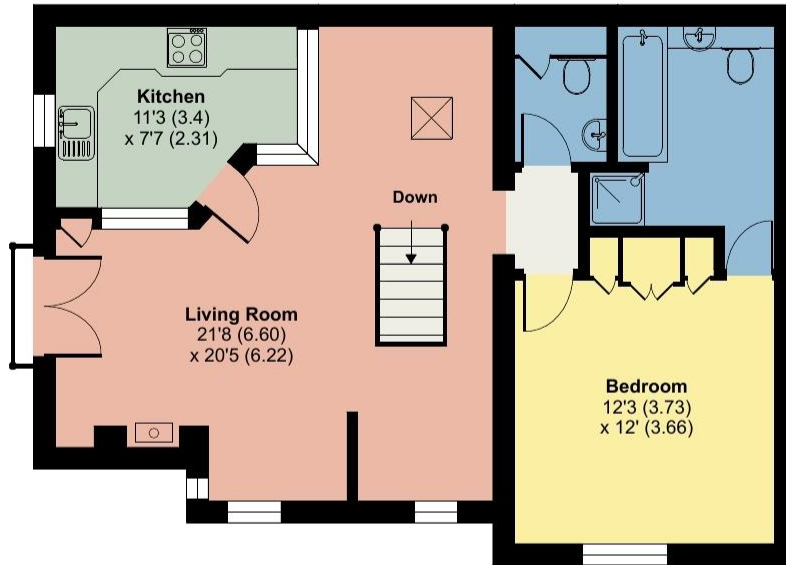
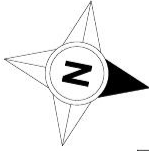
Kings Court, Kirkby Lonsdale, Carnforth, LA6

Approximate Area = 1205 sq ft / 111.9 sq m (includes garage)

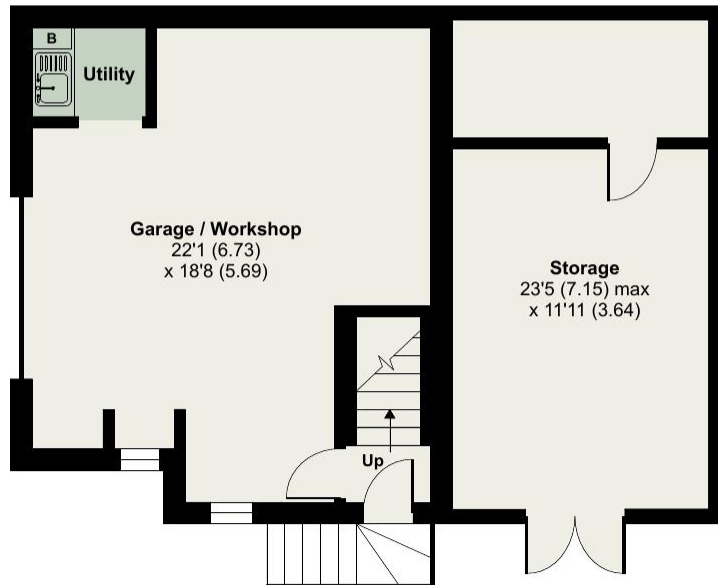
Storage = 274 sq ft / 25.5 sq m

Total = 1479 sq ft / 137.4 sq m

For identification only - Not to scale



GROUND FLOOR



LOWER GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Hackney & Leigh. REF: 1130834

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