



## Kirkby Lonsdale

£269,000

Flat 2, 47 Main Street, Kirkby Lonsdale, Carnforth, LA6 2AH

A wonderful hidden gem within the bustling market town of Kirkby Lonsdale, well presented throughout and offering two bedrooms, a bathroom, an open plan living/diner and farmhouse style kitchen. Boasting views to the front and rear with a feel of country charm, yet set back from the main road, this home enjoys the best of both worlds.

Being deceptively spacious, this light and bright home provides a great opportunity to own an apartment within an idyllic central location for Kirkby Lonsdale, making the perfect lock up and leave or second home!

### Quick Overview

- Wonderful Grade II Listed Apartment
- Two Bedrooms & One Bathroom
- Idyllic Central Location in Kirkby Lonsdale
- Beautiful Views Stretching to Ingleborough
- Open Plan Living/Dining Area & Kitchen
- Well Presented Accommodation
- Light & Bright Throughout
- Within a Conservation Area
- Walking Distance to Local Amenities
- Superfast Broadband Available



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Superfast  
Broadband\*

Property Reference: KL3516



Open Plan Living/Dining Room



Open Plan Living/Dining Room



Open Plan Living/Dining Room



Kitchen

### Property Overview

As you step inside, you are greeted by an atmosphere that effortlessly combines modern convenience with rustic allure. The entrance hall provides stairs to the first floor and a door opens into the open plan living/dining room.

The living space is beautifully presented with a cosy atmosphere. The décor exudes a timeless charm, also featuring an exposed stone fireplace with a stone mantel, setting the tone for evenings spent enjoying the gas woodburning stove. With space for a dining table it is the perfect place to enjoy meals with family and friends, with double doors creating a seamless blend into the kitchen.

The kitchen is well fitted with wall and base units, complementary worktops, a one and a half sink with drainer and views stretching to the rear. With space for an undercounter washing machine, fridge and freezer, and integrated appliances include a Stores Newhome oven with four ring hob and extractor over.

Venture upstairs where there is a split level landing providing ample storage, and onto the inviting bedrooms and bathroom. Both bedrooms are a beautifully presented doubles, filled with light and enjoying views over the rooftops to Ingleborough at the rear. The bathroom is a three piece suite comprising a bath with shower over, W.C. and pedestal sink with a handy built in storage cupboard for housing essentials.

### 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:** [///form.whimpered.piglets](https://www.what3words.com/form.whimpered.piglets)

### Accommodation (with approximate dimensions)

Living/Dining Room 20' 9" x 14' 4" (6.32m x 4.37m)

Kitchen 13' 9" x 8' 1" (4.19m x 2.46m)

Bedroom One 9' 5" x 7' 11" (2.87m x 2.41m)

Bedroom Two 9' 0" x 8' 5" (2.74m x 2.57m)

### Property Information

#### Servcies

Mains drainage, gas, water and electricity.

#### Council Tax

Westmorland and Furness Council - Band C

#### Tenure

Leasehold. Ground Rent £25.00 every 6 months.

Subject to a 999 year lease from 31/10/1988.

#### 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.

#### Anti-Money Laundering Regulations (AML)

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Bedroom One



Bedroom Two



Bathroom

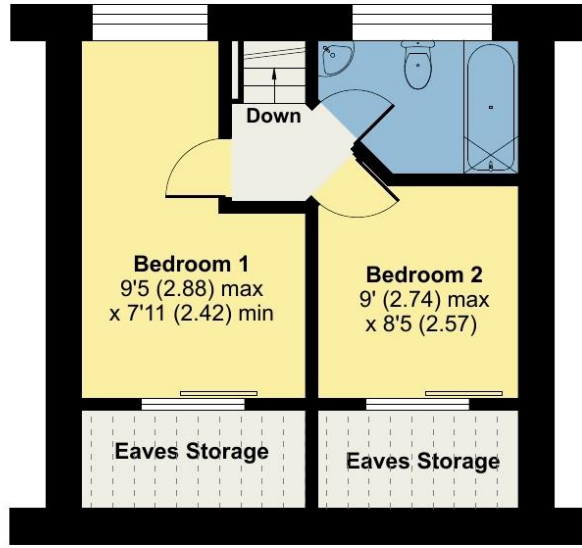


Views

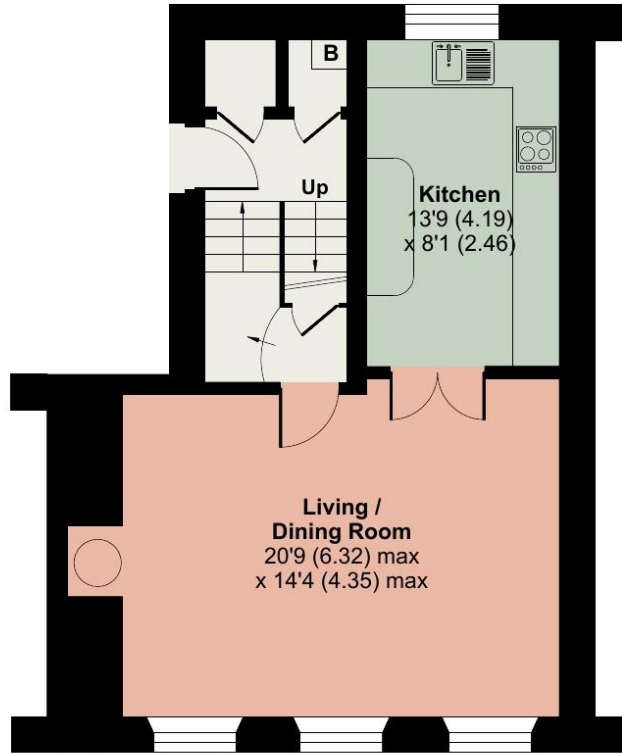
# Main Street, LA6

Approximate Area = 765 sq ft / 71 sq m  
Limited Use Area(s) = 86 sq ft / 7.9 sq m  
Total = 851 sq ft / 78.9 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Hackney & Leigh. REF: 1126370

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