

# 1 Cressbrook Mews

KENDAL ROAD | KIRKBY LONSDALE | CUMBRIA



**FINEST**  
PROPERTIES



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# An attractive stone-built townhouse with a high specification finish in a historic market town

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M6 Junction 36 5.5 miles | Kendal 12.2 miles | Lancaster 20.2 miles | Windermere 20.7 miles  
Preston City Centre 37.7 miles | Leeds City Centre 58.4 miles  
Manchester International Airport 78.1 miles



## Accommodation in Brief

### Ground Floor

Entrance Hall | Sitting Room | Dining Room | Kitchen

### First Floor

Two Bedrooms | Bathroom

### Second Floor

Principal Bedroom with En-suite Bathroom

### Externally

Parking | Patio Courtyard







## The Property

1 Cressbrook Mews is located in a quiet cul-de-sac in the desirable and quaint Cumbrian market town of Kirkby Lonsdale. Built to a high specification in local, natural stone in keeping with the surroundings, the décor and presentation is immaculate and the patio courtyard is an amazing private space for relaxing and entertaining with stunning far-reaching views towards the Yorkshire Dales.

A lovely light entrance hall with oak staircase rising to the first floor and a large understairs cupboard with plumbing for a washing machine leads straight into the open plan living accommodation that covers the whole of the ground floor. The sitting room boasts a traditional style wood burning stove for cosy nights in and the dining room is situated in a wonderful garden room with roof lantern and French doors out to the rear garden. The kitchen is smart and contemporary with an excellent range of wall and floor units, integrated appliances including oven, electric hob and dishwasher, and space for a large American style fridge/freezer.

To the first floor are two good sized bedrooms with far-reaching open views over Kirkby Lonsdale and beyond, and a luxuriously appointed family bathroom with modern free standing roll top bath and separate corner shower unit. On the top floor is the principal bedroom, again with stunning views, and a vaulted ceiling. The en-suite shower room is high quality and immaculate.





## Externally

There is private parking to the front of 1 Cressbrook Mews and a rear patio courtyard for sitting, relaxing and entertaining. Open fields and rolling hills are easily visible from the courtyard.

### **Agents Note**

The hot tub visible in photographs of the rear courtyard will not be included in the sale.





## Local Information

Located close to both the beautiful Lake District National Park and the magnificent Yorkshire Dales, the property occupies a convenient position within the historic market town of Kirkby Lonsdale, with the M6 easily accessible for travel north and south. This stunning part of the world provides a wealth of opportunities for outdoor activities or simply to enjoy the remarkable countryside. Just outside Kirkby Lonsdale is Devils' Bridge, a magnificent three-arched bridge across the River Lune, believed to have been built in the 12th or 13th century and now an English Heritage Scheduled Ancient Monument. It is a perfect place for picnics and a resting place on a delightful riverside walk. The coast is within easy striking distance, including Morecambe Bay and Arnsdale in the Arnsdale & Silverdale AONB (Area of Outstanding Natural Beauty).

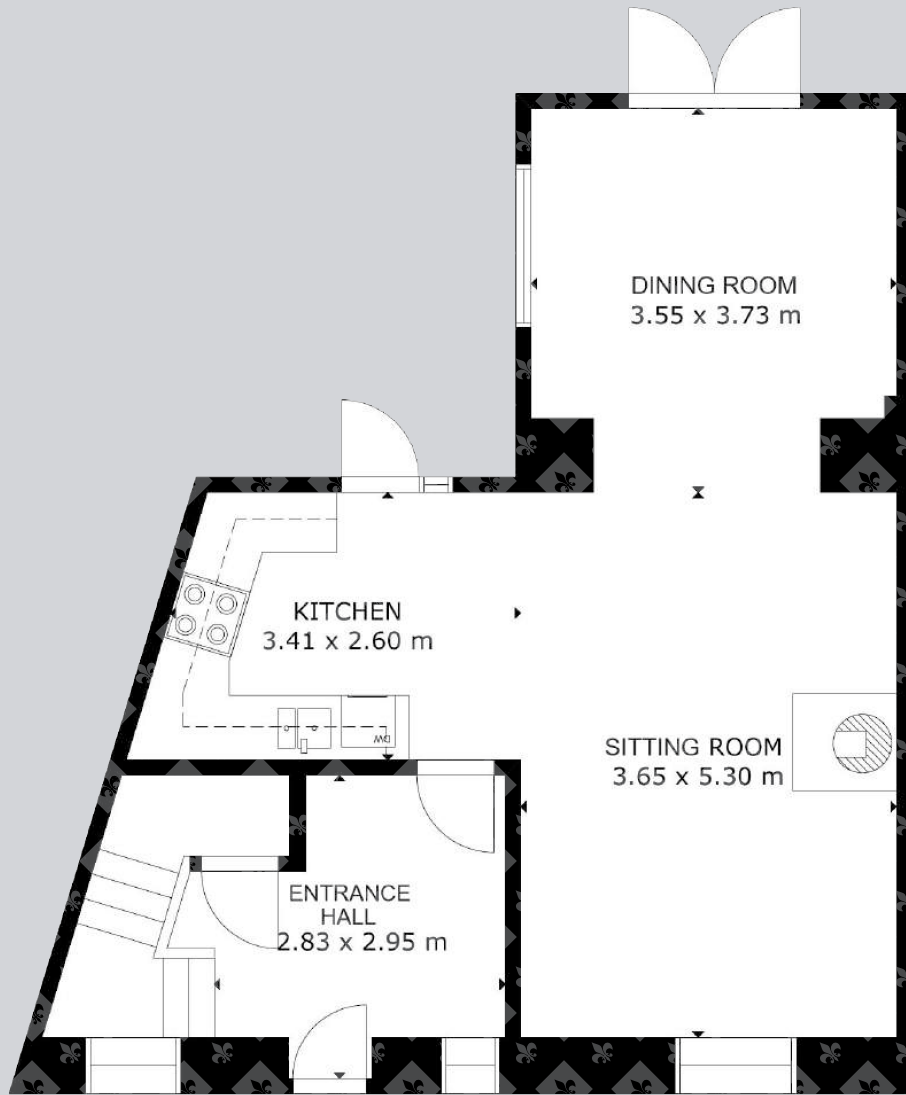
A wide selection of amenities are on offer in Kirkby Lonsdale, including local shops, a supermarket, pubs and cafes, whilst larger destinations such as Kendal and Lancaster are within easy reach, with a full range of professional services and hospitals as well as cultural, recreational and shopping facilities. The city of Preston is also accessible via an easy commute of around one hour.

For schooling there are nurseries, a primary school and the renowned Queen Elizabeth School (QES) secondary school and sixth form in Kirkby Lonsdale. Private schooling is on offer at Casterton Sedbergh Preparatory School in the small village of Casterton with Sedbergh Public School in Sedbergh itself.

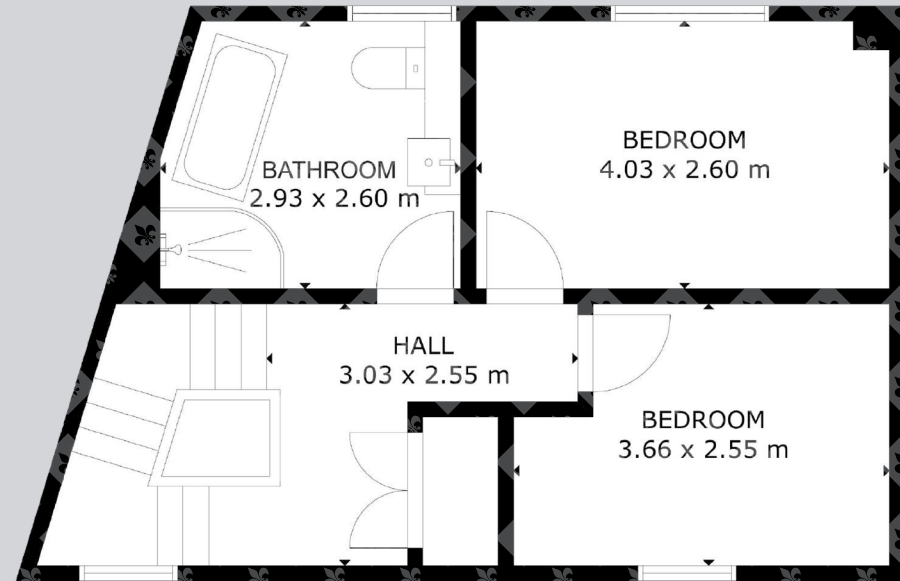
Train links from mainline stations at Oxenholme and Lancaster provide access to the Lake District, Lancaster and Manchester stations and beyond. London can be reached by train in around 2 hours 50 minutes from Lancaster station and Manchester International Airport can be reached with ease, as can Leeds Bradford Airport.



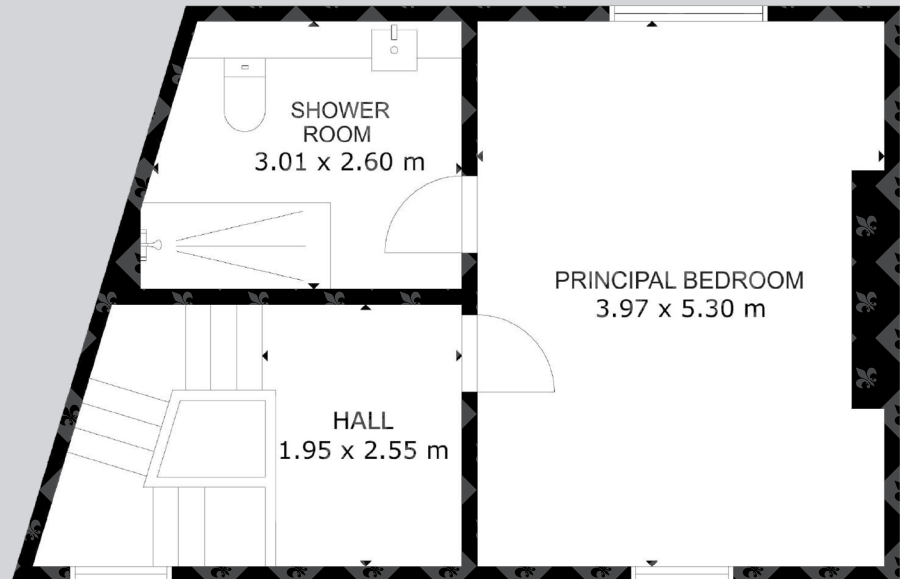
# Floor Plans



Ground Floor



First Floor



Second Floor

Total area: approx. 133 sq. metres

## Directions

From the M6, exit at junction 36 and take the third exit from the roundabout onto the A65, signposted Kirkby Lonsdale and Skipton.

Follow the A65 for approximately 5.4 miles and on the outskirts of Kirkby Lonsdale, turn left onto Kendal Road.

Stay on Kendal Road, pass QES on the right and Harling Bank and Lowgate on the left. Turn into Lowgate and continue straight ahead for 45m to reach Cressbrook Mews.

Google Maps

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## Wayleaves, Easements & Rights of Way

The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

## Services

Mains electricity, gas, water and drainage. Gas-fired central heating. Underfloor heating to ground floor. Radiators to upper floors.

Postcode

LA6 2GU

Council Tax

Band D

EPC

Rating C

Tenure

Freehold

## Viewings Strictly by Appointment

T: 015394 68400

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