



# Whittington

£375,000

15 The Maltings, Whittington, Carnforth, LA6 2NJ

Nestled in the sought-after village of Whittington, near Kirkby Lonsdale, this charming three-bedroom property exudes character with its exposed beams and unique details. The elevated living areas offer fantastic countryside views, filling the space with natural light. Beautifully presented throughout, it boasts a private garden, parking for two vehicles, and a mezzanine level, perfect for a home office.

## Quick Overview

- Beautifully Presented Semi Detached Home
- Allocated Parking for Two Vehicles
- Spacious Living Area with Balcony and Countryside Outlook
- Traditional Exposed Beams And Lintels
- Master Bedroom with En-Suite
- Additional Mezzanine/Study Area
- Modern Kitchen Dining Room with Separate Utility
- Well-Maintained Lawned Garden
- Sought After Village Location
- Ultrafast Broadband Available\*



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Ultrafast  
Broadband



Off Road  
Parking

Property Reference: KL3523



Kitchen/Diner



Living Room



Living Room



Mezzanine

## Property Overview

Welcome to 15 The Maltings, a charming character property offering a blend of space, light, and classic features. Upon entering, you'll find an entrance hall equipped with understairs storage and an additional cupboard, ideal for coats and boots after enjoying the local trails.

The ground floor houses three well-appointed bedrooms, each offering a unique blend of comfort and style. The first bedroom is a spacious king-size room featuring patio doors that open directly onto the garden, allowing for abundant natural light and seamless indoor-outdoor living. This bedroom also includes a private en-suite shower room, adding a touch of luxury and convenience. The second bedroom is a generous double room, also with patio doors leading to the garden. The third bedroom is a comfortable single.

To the first floor, you arrive at the spacious L-shaped living room. This bright and airy space boasts front and side windows, patio doors open onto a decked balcony with picturesque countryside views, and Velux windows that flood the room with natural light. The room also features exposed lintels and beams, and a gas coal-effect fire set on a marble hearth with a wood surround, creating a cosy atmosphere perfect for family gatherings and relaxing evenings.

Stairs from the living area lead to a fantastic mezzanine, an ideal spot for a home office or hobby room, with the added bonus of views of the surrounding countryside. This space includes under-eaves cupboards offering ample storage.

From the living room, step through the double doors into the kitchen dining room, which continues the rustic charm with exposed beams and countryside views. The kitchen boasts a stylish array of base and wall units complemented by tasteful tiling and work surfaces. It is equipped with a range of integrated appliances, including a Stoves double oven, a Hotpoint extractor, a Whirlpool gas hob, a Zanussi dishwasher and an integrated fridge freezer.

Just off from the kitchen is a convenient utility room designed to enhance both functionality and storage. This practical area features a stainless-steel sink, generous counter space, and plumbing for a washing machine.

## Outside

Externally, this property offers allocated parking for two vehicles. The rear garden is accessible from the front of the property via a charming wooden gate, leading to a meticulously maintained lawn area bordered by shrubs and trees. With picturesque views of the surrounding countryside, this private oasis is enclosed by a stone wall, providing an ideal setting for summer BBQ's and leisurely



Kitchen/Diner



Kitchen/Diner



Entrance Hall



Bedroom Two



Bedroom Three



Bathroom

relaxation.

#### Location

Whittington is a popular rural village lying within the rolling hills of the Lune Valley with close access to the sought after market town of Kirkby Lonsdale. With access to transport links and local amenities, as well as being within the catchment area for the highly regarded school of QES in Kirkby Lonsdale, this village is ideal for families and those who need to commute.

Whittington itself has a thriving community feel and benefits from a through road to the market towns of Kirkby Lonsdale and Carnforth. Kirkby Lonsdale is a historic town providing all the local services and needs from Booths supermarket to pubs, restaurants and shops while the M6 is just a short drive away.

**What3Words** ///rotations.stripped.mergers

**Directions** From Kirkby Lonsdale B6254, South to Whittington. Pass the village hall on your right and take the next right turning and this is The Maltings and the property is located under the archway to the to right hand side.

#### Accommodation with approximate dimensions

##### Ground Floor

**Bedroom One** 24' 7" x 11' 7" (7.49m x 3.53m)

**Bedroom Two** 10' 1" x 8' 8" (3.07m x 2.64m)

**Bedroom Three** 9' 1" x 6' 11" (2.77m x 2.11m)

##### First Floor

**Living Room** 23' 8" x 10' 5" (7.21m x 3.18m)

**Kitchen/Dining Room** 24' 10" x 8' 11" (7.57m x 2.72m)

**Utility** 9' 1" x 6' 2" (2.77m x 1.88m)

**Mezzanine** 19' 4" x 8' (5.89m x 2.44m)

#### Property Information

##### Services

Mains electricity, gas, water and drainage. Gas central heating.

##### Council Tax

Lancaster City Council - Band E

##### Tenure

Freehold. Vacant possession upon completion. There is a management company which is made up of the owners and there is a monthly charge of £20 and this is accumulated for any works that may be needed in the communal areas. The property can not be used as a holiday let and no caravans at the property.

##### Energy Performance Certificate

The full Energy Performance Certificate is available on our website and also at any of our offices.



Bedroom One



En Suite



Rear Aspect



Garden

Request a Viewing Online or Call 015242 72111

# Meet the Team

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# The Maltings, Whittington, Carnforth, LA6

Approximate Area = 1546 sq ft / 143.6 sq m

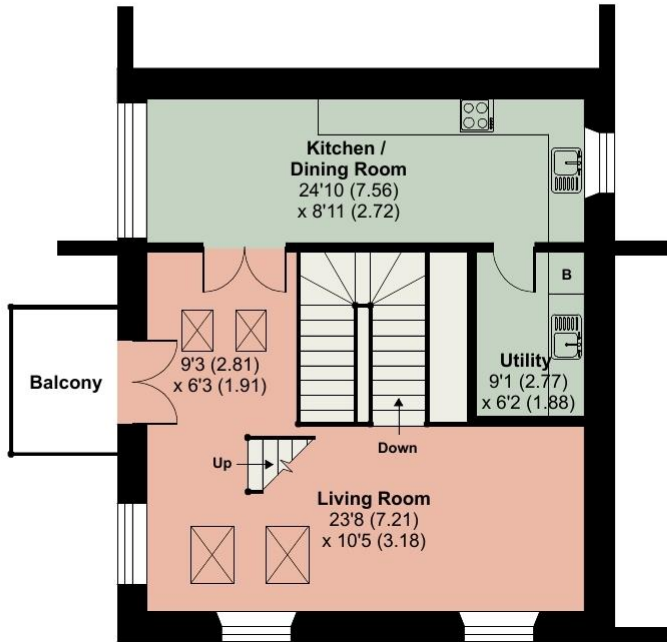
Limited Use Area(s) = 76 sq ft / 7 sq m

Total = 1622 sq ft / 150.6 sq m

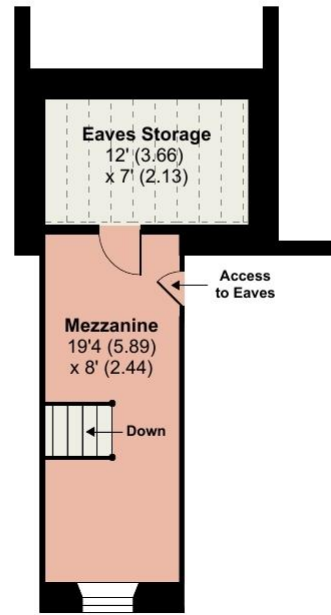
For identification only - Not to scale



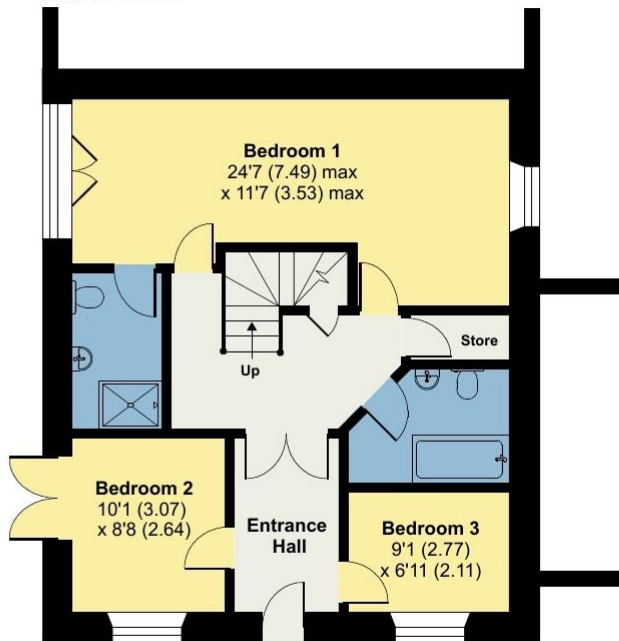
Denotes restricted head height



FIRST FLOOR



MEZZANINE



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: 1134791

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