



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*



3



2



2



D



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 relaxation.



Kitchen/Diner



Kitchen/Diner



Entrance Hall



Bedroom Two



Bedroom Three



Bathroom

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

Servcies

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.

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



En Suite



Rear Aspect



Garden

Request a Viewing Online or Call 015242 72111

Meet the Team

Richard Harkness M.R.I.C.S

Sales Manager

Tel: 015242 72111
Mobile: 07971 911357
richardharkness@hackney-leigh.co.uk



Claire Scaife

Sales Team

Tel: 015242 72111
kirkbysales@hackney-leigh.co.uk



Matilda Stuttard

Sales Team

Tel: 015242 72111
kirkbysales@hackney-leigh.co.uk



Michael Neal

Viewing Team

Tel: 015242 72111
kirkbysales@hackney-leigh.co.uk



Naomi Price

Viewing Team

Tel: 015242 72111
kirkbysales@hackney-leigh.co.uk



Viewings available 7 days a week including evenings with our dedicated viewing team
Call **015242 72111** or request online.



Need help with **conveyancing**? Call us on: **01539 792032**



Can we save you money on your **mortgage**? Call us on: **01539 792033**

Hackney & Leigh Ltd 3 Market Square, Kirkby Lonsdale, Lancashire, LA6 2AN | Email: kirkbysales@hackney-

The Maltings, Whittington, Carnforth, LA6

Approximate Area = 1546 sq ft / 143.6 sq m

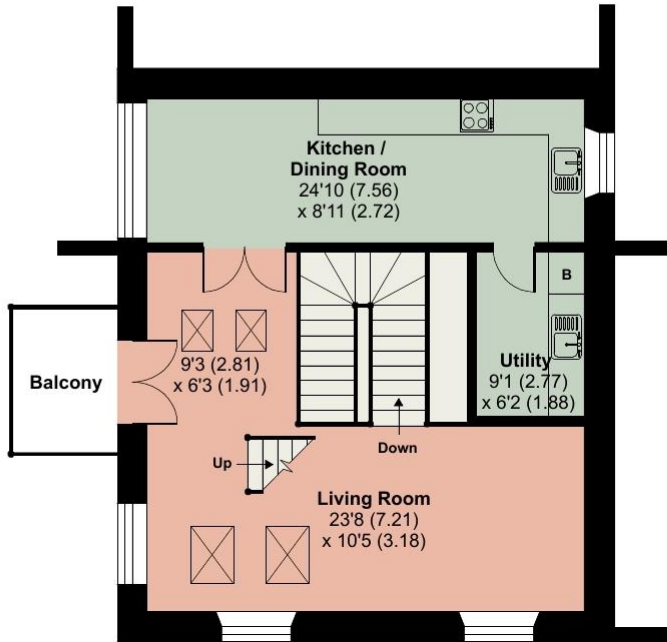
Limited Use Area(s) = 76 sq ft / 7 sq m

Total = 1622 sq ft / 150.6 sq m

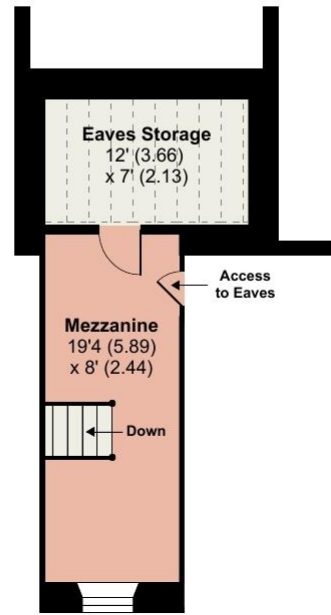
For identification only - Not to scale



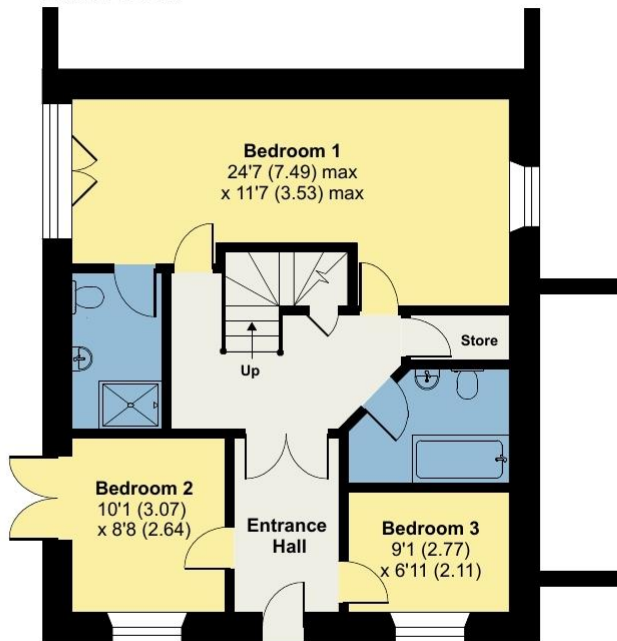
Denotes restricted head height



FIRST FLOOR



MEZZANINE



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checon 2024. Produced for Hackney & Leigh. REF: 1134791

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 06/06/2024.

Request a Viewing Online or Call 015242 72111