



Kirkby Lonsdale

£850,000

10 Main Street, Kirkby Lonsdale, Carnforth, LA6 2AE

Welcome to 10 Main Street; a substantial stone and slate period property set in the heart of the Market Town of Kirkby Lonsdale, presenting a seldom found family home, with the extensive accommodation arranged over four levels.

Offering well appointed living spaces with a generous entrance hall, living room, kitchen diner and five double bedrooms, this home is a true gem with a traditional feel, ready and waiting for the new buyer to make it their own. Completing the picture is the rear garden, along with off road parking, both excellent additions that make this home truly stand out from the rest.

Quick Overview

Grade II Listed Home
 Six Bedrooms & Two Bathrooms
 Prominent Position within the Market Town of Kirkby Lonsdale
 Flexible, Generously Proportioned Living Spaces
 Traditional Features Throughout
 Off Road Parking
 Garden to the Rear
 Close to Local Amenities, Schools & Transport Links
 Within a Conservation Area
 Superfast 30-300Mbps Broadband Available



5



2



3



TBC



Superfast
Broadband*



Off Road
Parking

Property Reference: KL3534

Property Overview

Welcome to this superb family home; nestled along the Main Street of Kirkby Lonsdale and enjoying an array of traditional features throughout including fireplaces, sash windows, beams, picture rails, and coving to ceiling to name a few, 10 Main Street presents a rare opportunity to purchase a substantial home in the centre of this thriving market town, now ready for a new purchaser to make their own.

Step through the door into the entrance hall, setting the tone for this traditional family home. Currently used as a large dining room, this space is ideal for hosting family and friends all year round, enjoying a sash window to the front aspect. To the left you are welcomed into the living room, a cosy space with front aspect window and feature fireplace, ideal for those cooler evenings with picture rails emphasising the traditional feel with alcove bookshelves for additional storage.

Follow into the inner hall, where the grand staircase leads to the first floor, as well as providing access into the cellar. A handy cloak room provides space for handing coats and storing shoes, with a door into the bathroom comprising a roll top bath with a window overlooking the garden; corner shower, pedestal sink and W.C. with a heated ladder towel radiator.

Back into the hallway, stone flooring leads the way into the breakfast room, with a feature wood burning stove setting the tone for those cooler evenings and space for a dining table. A door opens into the rear garden, creating a seamless blend outside when hosting throughout the summer.

The stone floor continues into the kitchen, creating a country style feel, with the kitchen itself being well fitted with wall and base units, complementary worktops and windows over the garden, filled with light from the Velux windows above. Having a modern feel, the kitchen comprises a Neff five ring hob with extractor over; an oven and grill; Zanussi dishwasher and space for a freestanding fridge/freezer. There is also a ceramic sink with drainer and a generous pantry cupboard with additional shelving and storage.

Follow the stairs to the first floor, with a split landing enjoying a beautiful arch window over the garden. Firstly, you are guided to the first four double bedrooms; all well appointed with feature fireplaces creating a traditional feel, and attractive sash windows filling each space with light. Bedroom one is a wonderful double room with feature sash window to the front aspect and enjoying views to the Branthwaite and Casterton Fells beyond. With space for additional furniture, there is also a handy dressing room and door into the Jack and Jill bathroom. Shared with bedroom two, the bathroom comprises a; shower, wall hung sink, W.C. and heated ladder towel radiator.



Living Room



Breakfast Room/Snug



Breakfast Room/Snug



Bathroom



Dining Room



Kitchen



Bedroom Two



Bedroom Three



Office



Bedroom Five

Bedroom two is also a double room with an integrated cupboard and space for additional furniture as desired, with double doors opening into bedroom four. Bedroom four and five both enjoy windows to the rear aspect, and, all being generously proportioned, offer great scope for multigenerational families and guests alike.

Finally, the staircase continues to the second floor where you will find the final two bedrooms; bedroom three enjoys a velux window and storage under the eaves, with space for a double bed and additional furniture, whilst the office provides scope as a work from home space, games room or guest bedroom, whatever the new purchaser may desire!

All in all, 10 Main Street offers an exquisite home with exceptionally proportioned living spaces, being suitable for a range of buyers with flexible living to suit a new purchaser's needs. Ideal for families searching for a traditional home with scope to make it their own, this home is certainly not one to miss and really is a true gem within this popular Market Town!

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.

Kirkby Lonsdale is also 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.

Accommodation (with approximate dimensions)

Ground Floor

Dining Room 13' 6" x 12' 8" (4.11m x 3.86m)

Living Room 13' 7" x 13' 3" (4.14m x 4.04m)

Breakfast Room/Snug 13' 8" x 12' 4" (4.17m x 3.76m)

Kitchen 22' 7" x 9' 5" (6.88m x 2.87m)

Lower Ground Floor

Cellar 14' 9" x 8' 11" (4.5m x 2.72m)

First Floor

Bedroom One 14' 0" x 13' 5" (4.27m x 4.09m)

Bedroom Two 13' 7" x 11' 0" (4.14m x 3.35m)



Bedroom One



Jack & Jill



Views



Rear Aspect



Rear Garden

Bedroom Four 14' 0" x 12' 10" (4.27m x 3.91m)
Bedroom Five 13' 1" x 10' 10" (3.99m x 3.3m)
Second Floor
Bedroom Three 19' 6" x 10' 6" (5.94m x 3.2m)
Office 20' 1" x 19' 3" (6.12m x 5.87m)

Property Information

Outside

A well presented garden to the rear enjoys patio and gravelled areas for outdoor seating, with a handy store for gardening essentials.

Services

Mains gas, water, drainage and electricity.

Council Tax

Westmorland and Furness Council. Band E.

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

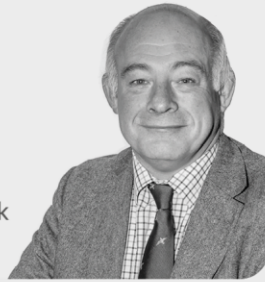
Strictly by appointment with Hackney & Leigh Kirkby Office.

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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**



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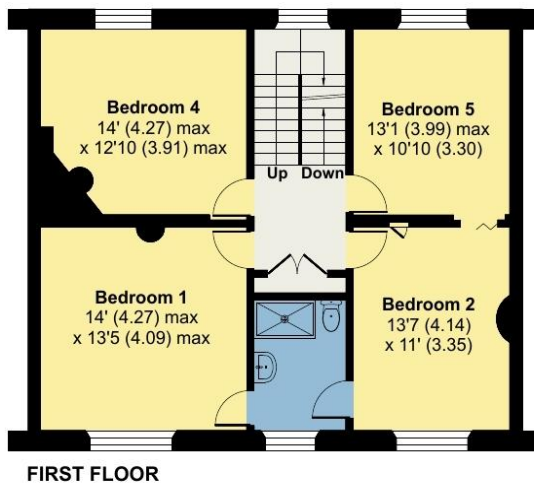
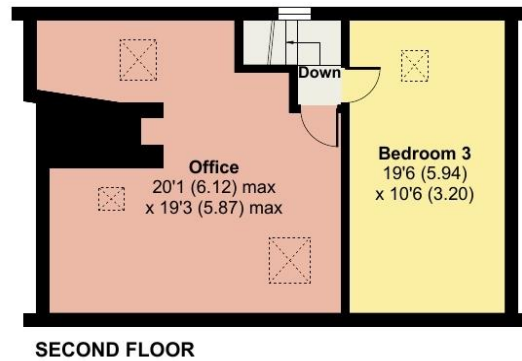
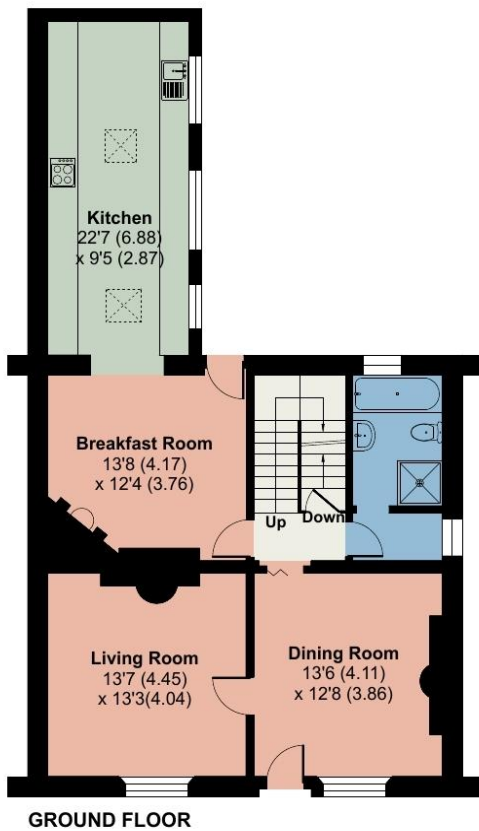
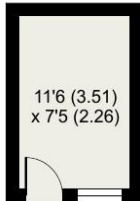
Main Street, Carnforth, LA6

Approximate Area = 2372 sq ft / 220.3 sq m

Outbuilding = 86 sq ft / 8 sq m

Total = 2458 sq ft / 228.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hackney & Leigh. REF: 1152307

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