



## 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





Living Room



Breakfast Room/Snug



Breakfast Room/Snug



Bathroom

## 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 hanging 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.

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





Dining Room



Kitchen





Bedroom Two



Bedroom Three



Office



Bedroom Five

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 purchasers 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!

#### 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 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.





Bedroom One



Jack & Jill





Views



Rear Aspect



Rear Garden

#### 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).

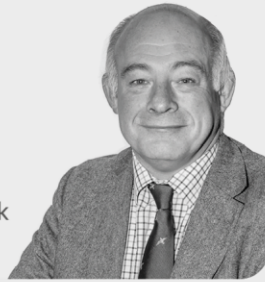


# Meet the Team

## 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-



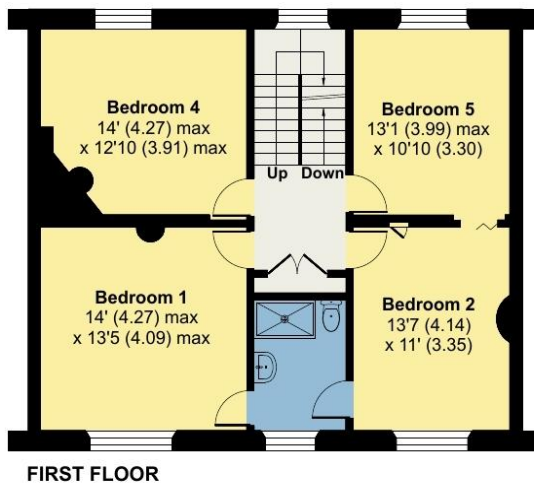
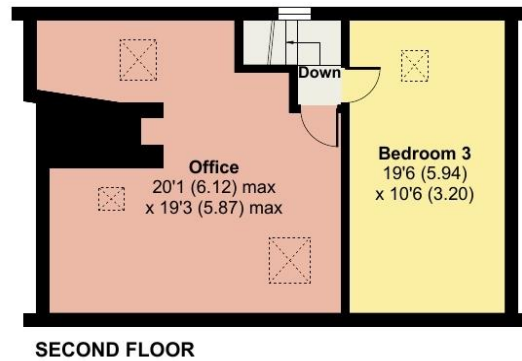
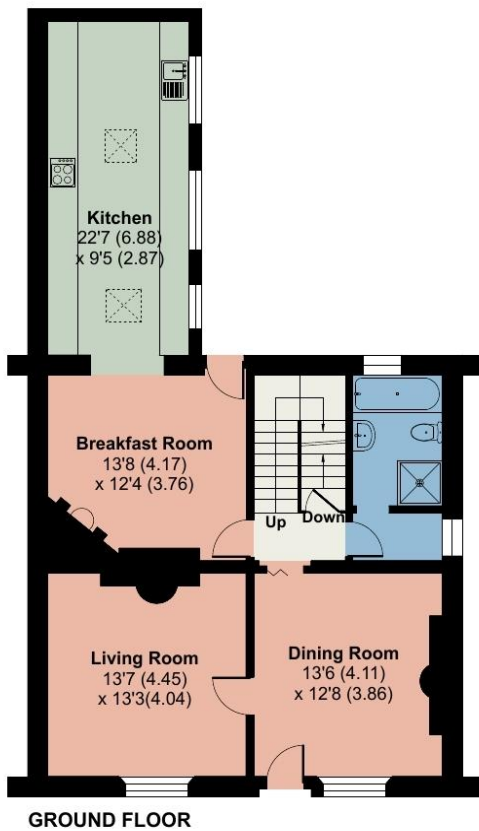
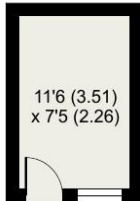
# Main Street, Carnforth, LA6

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

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 03/07/2024.

Request a Viewing Online or Call 015242 72111