



## Kirkby Lonsdale

£325,000

16 Mitchelgate, Kirkby Lonsdale, Carnforth, LA6 2BE

A charming stone and slate built cottage, set within the centre of the thriving market town of Kirkby Lonsdale and enjoying an array of period features, including beams, exposed stone and wooden latch doors to name a few, blending effortlessly with modern day comforts and design.

Being arranged over three floors, the accommodation comprises an open plan kitchen/living/dining room with two double bedrooms and a stylish bathroom, creating an ideal lock up and leave or investment opportunity for those seeking a home within this popular market town. Kirkby Lonsdale itself offers a range of boutique shops, impressive selection of bars, restaurants and pubs, all within ten minutes of the M6 J36 and with excellent access to the Lake District National Park and the Yorkshire Dales National Park, its an ideal base for those who enjoy all kinds of outdoor activities whilst also enjoying the practicalities of living in a small town location.



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Superfast  
Broadband\*



Permit Parking  
Available

### Quick Overview

Grade II Listed Cottage

Two Bedrooms & One Bathroom

Central Location in the Popular Market Town  
Of Kirkby Lonsdale

Open Plan Kitchen/Living/Dining Area

Modern Fitted Bathroom

Period Features Throughout

Contemporary Design

Ideal Investment or Lock Up & Leave

Permit Parking Available

Superfast 30-300Mbps Broadband Available

Property Reference: KL3542



Open Plan Kitchen/Living/Dining Room



Open Plan Kitchen/Living/Dining Room



Open Plan Kitchen/Living/Dining Room



Open Plan Kitchen/Living/Dining Room

## Property Overview

Welcome to 16 Mitchelgate, a truly charming and contemporary cottage. Arranged over three floors with a wealth of period features throughout, blending seamlessly with contemporary design and modern finishes to create that cosy cottage feel.

Step through the door into the open plan living/kitchen/dining room, setting the tone for this home with beams and exposed stone, filled with light from the dual aspect windows and boasting a feature wood burning stove and inset fireplace for those cooler evenings. Wooden floor leads throughout, with space for a small dining table and stairs leading to the first floor.

The modern fitted kitchen comprises wall and base units with complementary work tops, tiled splash back and a stainless steel sink whilst integrated appliances include a fridge; Logik four ring hob with extractor over and a Neff oven.

Follow the stairs to the first floor where you will find bedroom two; a wonderful double room with dual aspect windows to the front and rear, enjoying ample space for additional furniture with feature beams enhancing the character feel. The contemporary three piece bathroom is also found on this level, an attractive suite comprising a vanity sink unit, W.C. and walk in shower with waterfall shower and hand held attachment, and a heated ladder towel radiator to finish.

Finally, ascend to the second floor where you will find bedroom one; an attractive double room with vaulted ceiling and velux window, with ample space for additional furniture and a handy integrated cupboard for storage.

## Accommodation (with approximate dimensions)

### Ground Floor

Open Plan Kitchen/Living/Dining Room 15' 2" x 13' 4"  
(4.62m x 4.06m)

### First Floor

Bedroom Two 15' 5" x 9' 7" (4.7m x 2.92m)

### Second Floor

Bedroom One 15' 7" x 11' 8" (4.75m x 3.56m)

## Services

Mains gas, water, drainage and electricity.

## Council Tax

Westmorland and Furness Council. Band B.

## Tenure

Freehold. Vacant possession upon completion.

## Viewings

Strictly by appointment with Hackney & Leigh Kirkby Office.

## Parking

Permit parking available via Westmorland and Furness council. For more information, please visit <https://www.westmorlandandfurness.gov.uk/parking-streets-and-transport/parking/apply-parking-permit>

## What3Words Location & Directions

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From Market Square, walk up New Road, pass the Post Office and Institute and turn right onto Bective Road. At the end turn right onto Mitchelgate and No. 16 is part way down on the right.

## 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 Two



Bedroom Two



Bedroom One

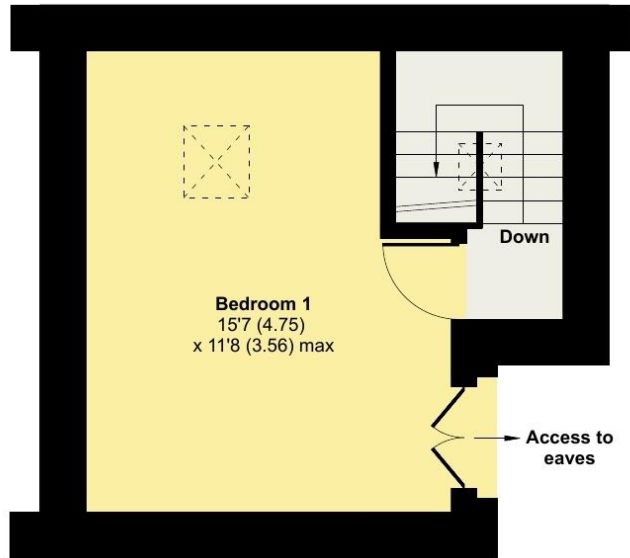


Shower Room

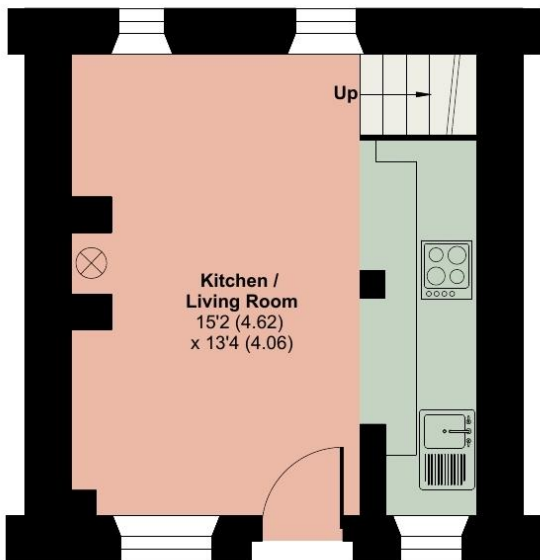
# Mitchelgate, Kirkby Lonsdale, Carnforth, LA6

Approximate Area = 654 sq ft / 60.7 sq m

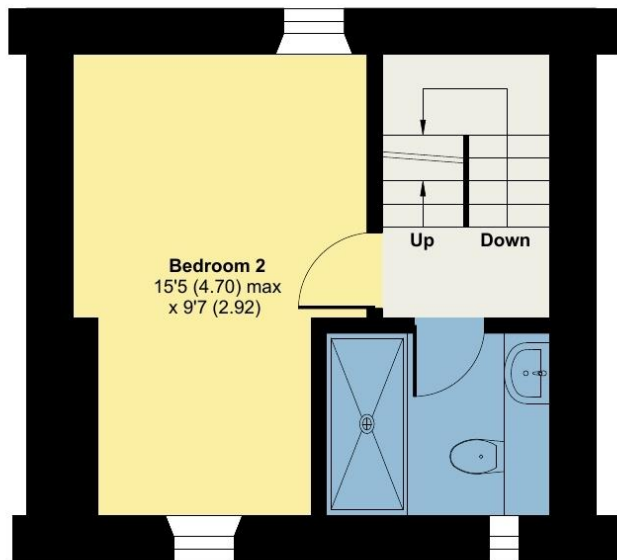
For identification only - Not to scale



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hackney & Leigh. REF: 1161187

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