



Kirkby Lonsdale

£495,000

16a Main Street, Kirkby Lonsdale, Carnforth, LA6 2AE

Situated in the heart of the popular Lune Valley market town of Kirkby Lonsdale, 16a Main Street is a deceptively spacious and beautifully presented mid-terraced home. Boasting a fantastic open-plan living and dining area, three bedrooms, a delightful rear garden, and off-road parking for 2/3 vehicles. With local amenities and walking routes right on your doorstep offering both convenience and charm.

Quick Overview

- Traditional Mid-Terraced House
- Central Location in Popular Market Town of Kirkby Lonsdale
- Open Plan Kitchen Diner
- Beautifully Presented Patio Garden
- Deceptively Spacious and Tastefully Decorated Throughout
- Walking Distance to Local Amenities
- Off Street Parking for 2/3 Cars
- Grade II Listed Façade
- Main Bathroom and Additional Shower Room
- Superfast Broadband Available*



3



2



1



C



Superfast
Broadband



Off Road
Parking

Property Reference: KL3524



Living Room



Living Room



Living Room



Kitchen/Dining Room

Property Overview

Step into this wonderful property, an ideal family home, and be captivated by the generous space in every corner.

The beautifully designed entrance porch, adorned with elegant panelling, provides a perfect transition from the main reception room while offering convenient storage for coats and muddy boots after a day of exploring local trails. This leads into the exceptionally spacious reception room, thoughtfully divided into two levels, ideal for creating a home office or hobby area.

Ascend into the cosy living area, featuring a striking multi fuel stove set on a stone surround, complemented by slate grey flooring with the benefit of underfloor heating and modern finishes. This space seamlessly flows to the rear of the property, where you'll find a handy utility space housing the boiler, plumbing for a washing machine, and the hot water cylinder. Additionally, a stylish walk-in wet room boasts mosaic style tiles, a wall-hung W.C., a hand wash basin, downlighters, and chrome fittings.

The delightful open-plan kitchen diner is the heart of the home, bathed in natural light from the beautiful floor-to-ceiling window that overlooks the vibrant patio garden and enhanced by roof lights and Velux window. This space is perfect for gatherings, entertaining also has the added benefit of underfloor heating.

The kitchen, finished to a high standard, features ample base units, a Corian and Walnut Wood worktop, and a range of integrated appliances including an induction hob, newly installed Indesit oven, and Gaggenau extractor. Adjacent to the kitchen is a rear cloakroom that provides access to the beautiful enclosed garden, completing this perfect family home.

Follow the stairs to the first floor, where you'll find the first of three bedrooms on the left. This room overlooks the front of the property and offers ample space for all your furniture needs. Across the spacious landing, you'll discover the fantastic main bathroom, featuring charming traditional details such as a corner bath enclosure with an overhead shower, a pedestal round basin, W.C., and tasteful tongue and groove panelling. Continue up the stairs to the second floor to find two additional bedrooms. Each room boasts ceiling windows, creating a light and airy ambiance. Bedroom two is a double room, now ready for a new buyer to decorate and make their own, whilst bedroom three is a single room.

Outside

The paved garden is a private oasis, beautifully framed by a traditional stone wall. Bursting with vibrant flower borders, it offers an idyllic setting for outdoor relaxation. Beyond the greenery, the garden conveniently connects to off road parking suitable for 2/3 cars.



Kitchen/Dining Room



Kitchen/Dining Room



Shower Room



Bedroom Three



Landing



Bedroom Two

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.

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.

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Accommodation (with approximate dimensions)

Ground Floor

Living Room 32' 10" x 12' 10" (10.01m x 3.91m)

Kitchen/Dining Room 15' 0" x 12' 10" (4.57m x 3.91m)

First Floor

Bedroom One 11' 1" x 10' 0" (3.38m x 3.05m)

Second Floor

Bedroom Two 11' 7" x 8' 1" (3.53m x 2.46m)

Bedroom Three 11' 8" x 7' 2" (3.56m x 2.18m)

Services

Mains gas, water, drainage and electricity.

Council Tax

Westmorland and Furness Council - Band C

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.

What3Words Location & Directions

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On foot from Market Square, proceed left down Main Street and 16a is on the right hand side.



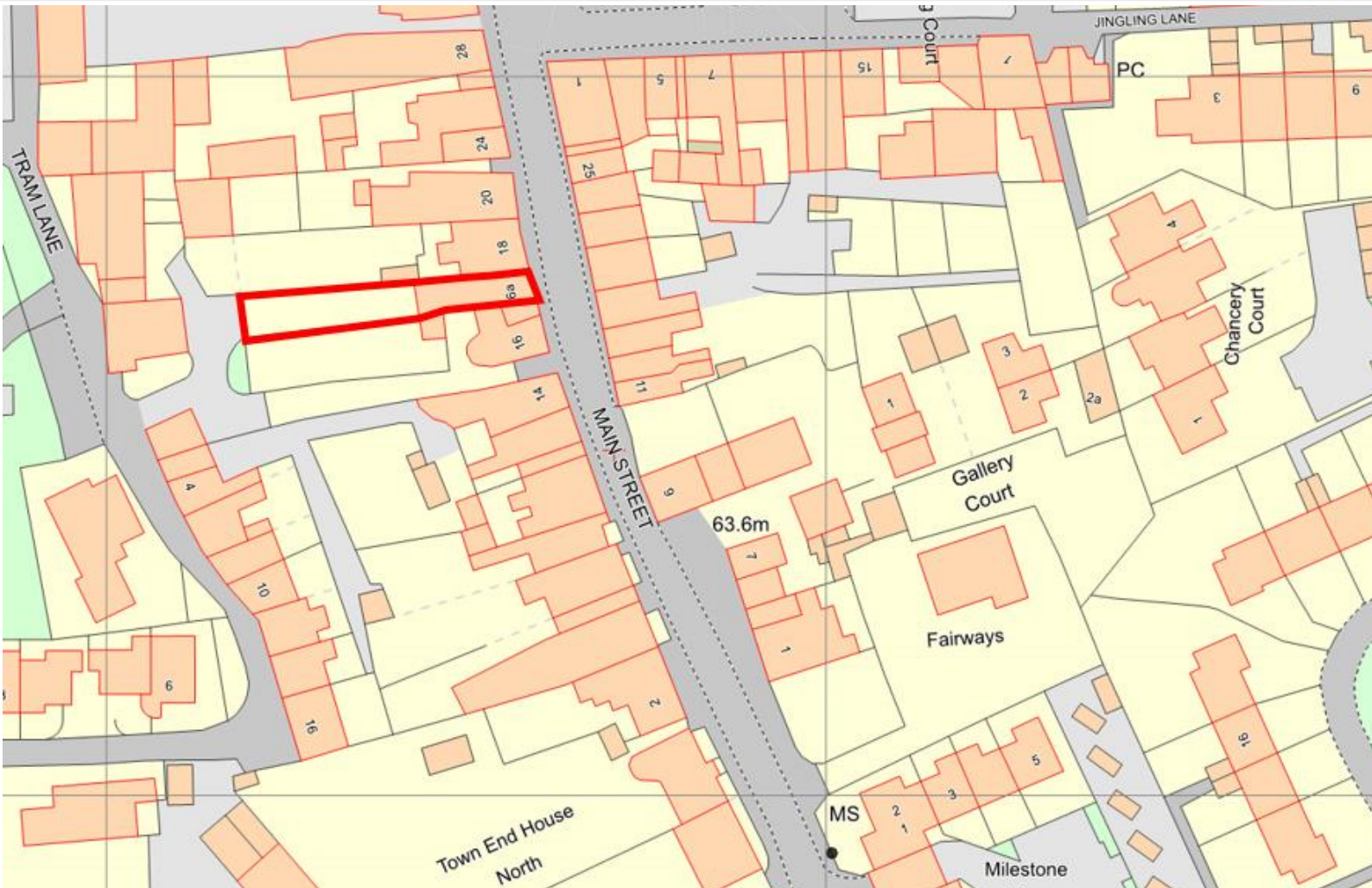
Bedroom One



Bathroom



Garden



OS Map

Request a Viewing Online or Call 015242 72111

Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team
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Total floor area 121.1 m² (1,303 sq.ft.) approx

Restricted height 3.1 m² (34 sq.ft.)

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them.

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).

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