



## Kirkby Lonsdale

**£330,000**

2 Glebe Court , Kirkby Lonsdale, Carnforth, LA6 2DX

Welcome to 2 Glebe Court, a delightful apartment offering the perfect blend of convenience and tranquillity. Just a short walk from the bustling town centre, this charming residence invites you to experience the best of both worlds.

Sympathetically converted from the original Old Kirkby Lonsdale School, this apartment retains its historic charm while boasting all the modern conveniences you could desire. The conversion has been meticulously maintained, ensuring a seamless blend of period features and contemporary comforts, making it ready for you to move straight in.

### Quick Overview

First Class Apartment  
2 Double Bedrooms, Two Bathrooms  
Within Walking Distance to Town Centre  
Private Terrace and Communal Gardens  
Private and Visitor Parking  
Open Plan Living/Kitchen/Dining Room  
Wonderful Countryside Views  
Private Entrance From Parking  
Superfast Broadband Available



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Superfast  
Broadband



Off Road  
Parking

Property Reference: KL3582





Entrance Hall



Open Plan Kitchen/Living Dining Room



Open Plan Kitchen/Living Dining Room



Open Plan Kitchen/Living Dining Room

Step into the inviting porch which provides space for hanging coats and storing shoes, this leads into the spacious entrance hall which provides access to the first floor, two bedrooms and two bathrooms. On the left is bedroom one, a double bedroom with views across the gardens, enjoying fitted wardrobes and space for other furniture. The second bedroom is another double bedroom with views to the front aspect and provides storage space under the stairs and a cupboard that also houses the boiler. A short flight of steps leads to the shower room which comprises a three piece suite including shower, pedestal sink and W.C, an inner hall leads to a utility area for washing machine and tumble drier and a door leads to the main bathroom with panelled bath and shower over, pedestal sink and W.C.

Ascend the stairs to discover the heart of the home – an open-plan kitchen, living, and dining area. Bathed in natural light from large windows, this space is perfect for both relaxation and entertaining. A charming window seat provides the ideal spot to soak in the views, while the kitchen is equipped with modern wall and base units, an oven with a four-ring gas hob, and under-counter fridge and freezer, catering to all your culinary needs.

The mezzanine level offers versatile space, perfect as an occasional bedroom or a room for uses of your choice.

Residents of Glebe Court enjoy access to a communal garden, a serene retreat where you can unwind amidst nature. However, Apartment 2 boasts the added luxury of a private terrace, a sun-drenched haven perfect for afternoon relaxation or al fresco dining.

This charming apartment is more than just a home; it's a lifestyle. Don't miss the opportunity to make 2 Glebe Court your own and enjoy the vibrant community and picturesque surroundings of Kirkby Lonsdale. Arrange your viewing today!

Accommodation with approximate dimensions:

Ground Floor

Bedroom One 17' 1" x 9' 6" (5.21m x 2.9m)

Bedroom Two 12' 2" x 11' 2" (3.71m x 3.4m)

First Floor

Living Room 15' 4" x 14' 2" (4.67m x 4.32m)

Open Plan Kitchen/Dining Room 17' 1" x 8' 3" (5.21m x 2.51m)

Second Floor

Mezzanine 15' 9" x 10' 6" (4.8m x 3.2m)

Property Information





Mezzanine



Mezzanine





Bedroom One



Bedroom One



Bedroom Two



View

#### Parking:

Two allocated parking spaces and additional visitor parking.

#### Services:

Mains gas, water, drainage and electricity.

#### Energy Performance Certificate:

The full Energy Performance Certificate is available on our website and also at any of our offices.

#### Council Tax:

Westmorland and Furness Council - Band D

#### Tenure:

Leasehold, 999 year lease commenced 1987. Lease owned by 9 owners via management company.

Subject to a Service/Maintenance Charge of £166.00 per month. Details correct as of 18th November 2024.

This covers:

- Buildings Insurance
- Contribution To Repairs
- Garden Maintenance
- Exterior Paintwork/Roof Repairs

#### Viewings:

Strictly by appointment with Hackney & Leigh Kirkby Office.

#### What3Words Location & Directions:

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From the Market Square drive up New Road and down Mitchelgate, turning left at the bottom. Proceed along passing the Orange Tree and up the hill. Pass the second entrance into Fairgarth Drive and Glebe Court is on the left.

#### Rights & Restrictions

This property cannot be used as a holiday let, for further information please contact the office.

#### 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).



Shower Room



Bathroom





Communal Garden



Glebe Court

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  
Call **015242 72111** or request online.



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

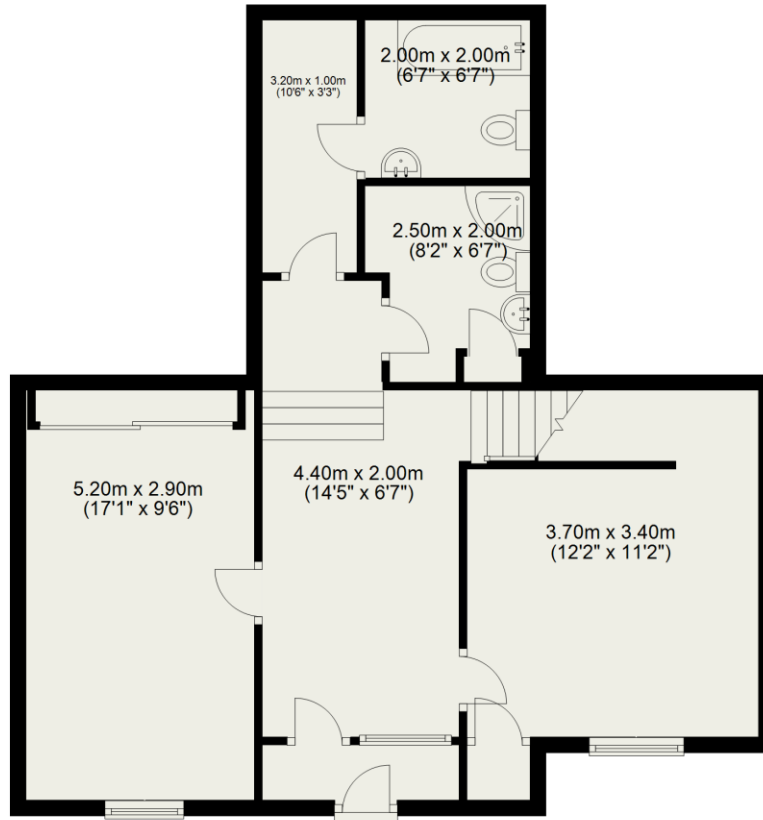


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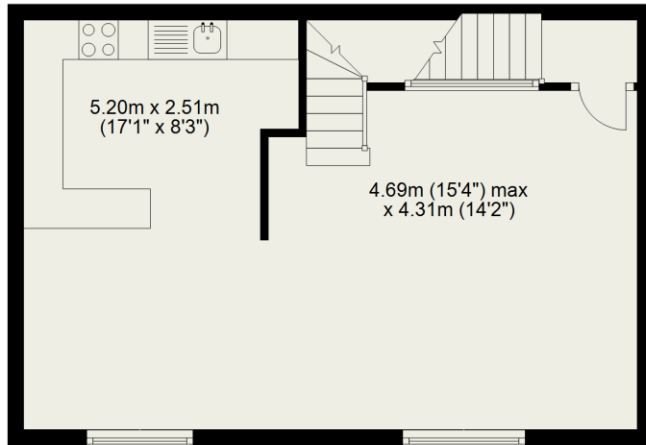
## Ground Floor

Approx. 56.2 sq. metres (605.4 sq. feet)



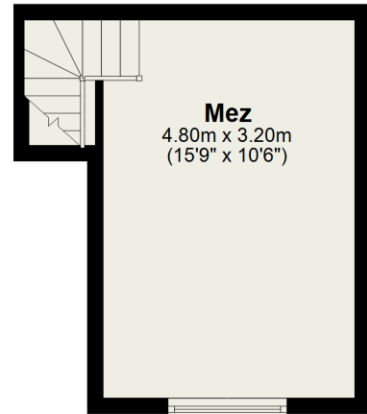
## First Floor

Approx. 37.7 sq. metres (405.8 sq. feet)



## Second Floor

Approx. 16.8 sq. metres (181.3 sq. feet)



**Total area: approx. 110.8 sq. metres (1192.5 sq. feet)**

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. REF:  
Plan produced using PlanUp.

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