



## Arkholme

£145,000

4 The Herb Gardens, Arkholme, Carnforth, LA6 1RA

Offered with no onward chain, this well presented two bedroom semi-detached home benefits from off road parking, a covered front entrance, and a private rear garden. The property is ideally suited to first-time buyers, downsizers, or investors, and is conveniently located close to Arkholme Village Primary School.

### Quick Overview

Wonderful Semi Detached Home  
Light & Bright Living Spaces  
Walking Distance to Village Amenities  
Close to transport links for Kirkby Lonsdale & Lancaster  
Offered with No Onward Chain  
Ideal for First Time Buyers  
Off Road Parking  
Garden to the Rear  
Broadband Available



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Broadband  
Available



Off Road  
Parking

Property Reference: KL3688





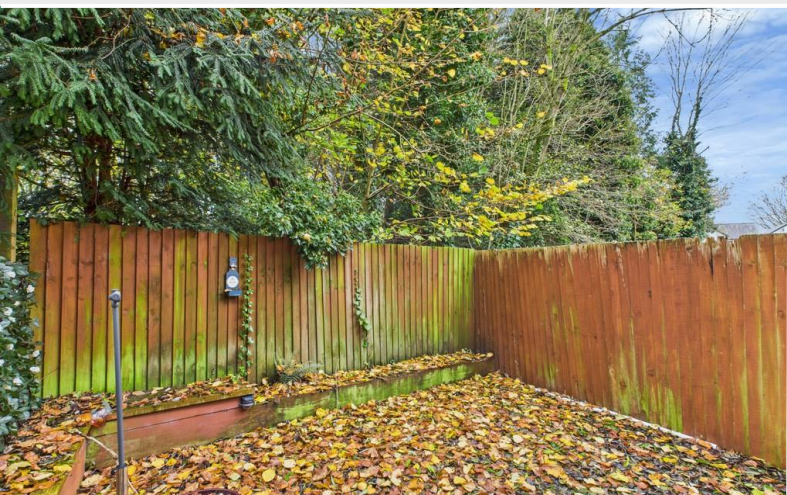
Entrance Hall



Kitchen



Living Room



Garden

Arkholme is a popular and picturesque village set between the Lune Valley and the Yorkshire Dales, offering a peaceful rural lifestyle while remaining well connected. The village benefits from a highly regarded primary school, village pub, and scenic countryside walks on the doorstep. Excellent road links provide easy access to Kirkby Lonsdale, Lancaster, and the M6, making Arkholme an ideal choice for those seeking village living without compromising on convenience.

The property features a covered front entrance, ideal for kicking off muddy boots. The entrance hall gives access to the main living areas and includes a ground floor cloakroom with W.C.

The kitchen, positioned at the front of the property, is compact yet functional, fitted with wall and base units, worktops, sink, oven with four ring hob and extractor hood, along with space for an under counter dishwasher.

To the rear, the light and airy living room offers ample space for both seating and dining, with patio doors opening directly onto the enclosed rear garden, which is laid to lawn and ideal for children and pets to play.

The first floor landing leads to two bedrooms and the family bathroom. Bedroom one is a double room featuring an integrated wardrobe and a rear aspect window overlooking the garden, while bedroom two is a single room with a front aspect window and built-in wardrobe space.

The bathroom completes the accommodation and comprises a bath with shower over, W.C., pedestal wash basin, and a practical worktop with space and plumbing for an under counter washing machine.

#### Accommodation with approximate dimensions:

##### Ground Floor

**Living Room** 15' 2" x 14' 1" (4.62m x 4.29m)

**Kitchen** 6' 2" x 6' 0" (1.88m x 1.83m)

##### First Floor

**Bedroom One** 8' 11" x 8' 8" (2.72m x 2.64m)

**Bedroom Two** 8' 4" x 6' 11" (2.54m x 2.11m)

## Property Information

### Parking

Off road parking.

### Tenure

Freehold (Vacant possession upon completion).

Following an extended marketing period, the property can now be purchased by any buyer. It must be occupied as a main residence and sold at the agreed discounted price.

### Services

Mains gas, water, drainage and electricity.

### Viewings

Strictly by appointment with Hackney & Leigh.

### 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).



Landing



Bedroom One



Bedroom Two



Bathroom



Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**

51.8 m<sup>2</sup>  
558 ft<sup>2</sup>

**Reduced headroom**

0.2 m<sup>2</sup>  
2 ft<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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