



KIRKBY LONSDALE ESTATES



Glebe House, Fairbank, Kirkby Lonsdale, LA6 2DX
Asking price £525,000



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Rarely can we offer a Detached period property in the town with both parking and gardens!! This one has it all. Generous living accommodation including a formal Sitting Room and a family TV Room, Stylish Kitchen, Utility and Cloakroom together with 3 double Bedrooms all with En suites.

Externally there are private Gardens with defined Seating Areas, Lawn and Borders. There is also a Garage which has been split to provide Storage but could easily be changed back to provide secure parking, there is an allocated parking space just outside the garden gate in the communal courtyard area. Viewing is highly recommended on this unique property.

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Ground Floor

Entrance Porch

Having a solid timber door Gothic style double glazed window. Slate floor. Painted stone walls with inset display areas.

Entrance Hall

With stairs off, cast iron radiator, exposed stone walls, original door with stained and leaded glass

Sitting Room 14'11 x 12' (4.55m)

Very elegant room having a wood burning stove set on a polished limestone hearth with timber lintel and housing above for a large TV. 5 double glazed windows with shutters. Fitted dresser unit providing shelving and cupboard space. Ceiling coving. Telephone socket. Power and light.

Bedroom 11'9 x 8'11 (3.58m x

Double room with two double glazed windows and shutters. Central heating radiator. Power and light.

En-suite Bathroom 13 x 5'8

Freestanding bath, Low flush w.c and pedestal wash basin. Walls panelled to dado height. Mirror above sink with down lighting. Central heating radiator.

Small double glazed window.

Lower Ground Floor

Kitchen 15'4 x 11'4 (4.67m x

Fully fitted in a range of contemporary cream units with granite work surfaces. Integrated AEG oven, dishwasher, fridge and freezer. Baumatic 4 ring induction hob with stainless steel chimney style extractor above. Wood flooring. Large breakfast bar with cherry work surfaces providing additional storage. Ladder style central heating radiator. Two sets of upvc french doors. Inner hallway. Central heating radiator. Wood floor. Slate stairs.

Utility

Having a single drainer stainless steel sink unit with mixer tap attachment. Plumbing for automatic washing machine. Space for additional freezer. Storage cupboards. Work tops. Wood flooring, double glazed window. Power and light. Central heating radiator.

Cloakroom

Concealed flush w.c and wall mounted hand wash basin. Contemporary wall tiles. Large mirror. Central heating radiator. Extractor fan. Wood Flooring. Ceiling down lighters.

Dining Room 16'4 x 9'11 (4.98m

Upvc double glazed french windows. Wood flooring. Central heating radiator. Range of fitted storage cupboards. Ceiling speakers. Power and light.

TV Room 12'11 x 10' (3.94m x

Upvc bi-folding doors to one wall. Pitched roof. Feature stone arch with fitted shelving. Wood burning stove set on flagged hearth with timber lintel, exposed stone to one wall. Cinema screen. 2 central heating radiators. Power and light.

First Floor Landing

Exposed stone walls. Cast iron radiator. Pretty low double glazed window with shutters.

Bedroom 11'11 x 11' (3.63m x

A double room having a feature Gothic style double glazed window with shutters. Exposed beams. 2 central heating radiators. Fitted wardrobes. Television ariel point. Power and light.

En-suite

Fully tiled shower enclosure. Concealed flush, w.c and vanity unit. Extensive complimentary wall tiling. Tiled floor. Beamed ceiling. Ladder towel rail.



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Bedroom 11'10 x 10' (3.61m x

Another light and airy double room with double glazed windows and shutters. Fitted wardrobes. Central heating radiator. Power and light.

En-suite

Fully tiled shower enclosure and vanity unit. Low flush w.c. Velux window. Ladder style heated towel rail. Extensive wall tiling and tiled floor. Granite display shelf.

Outside - Side

Lawned walled garden. Extensive decked seating area. Flower beds, mature trees and shrubs. Flagged terrace with low stone walls and beds. BBQ, under cover log store area. Steps up to walk-way to front entrance. Wrought iron railings and gate. Outside lighting, paved area to rear with access to store room also to garage door from outside. Allocated parking space. Timber gate leading to parking area.

Postcode

LA6 2DX.

Directions

From the Kirkby Lonsdale Estates Office drive up the hill, past the two

entrances to Fairgarth Drive and Glebe House is on the left, immediately before the Old Primary School (now converted into apartments).

Services

All Mains Services.

Tenure

Freehold.

Council Tax Band

Tax Band E.

Date Listed

6th May 2017

Stamp Duty

[Http://www.hmrc.gov.uk/tools/sdlt/land-and-property.htm](http://www.hmrc.gov.uk/tools/sdlt/land-and-property.htm)

Viewings

BY APPOINTMENT WITH AGENTS ONLY.

Selling Your Property

Are you thinking of selling your property?

If you would like to obtain an independent and completely free market appraisal, please contact our Kirkby Lonsdale office on (015242) 71314.

Opening Times

Weekdays 9.30 am - 5.30 PM
Saturdays 10.00 am - 4.00 PM

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. It is not company policy to test any services





