



6 The Meadows

Burrow with Burrow, Kirkby Lonsdale, LA6 2GY

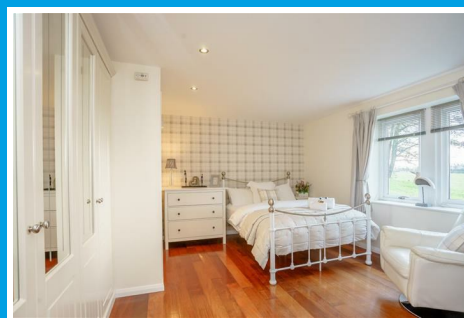
**Offers In The Region Of
£299,950**



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Just outside the popular and vibrant town of Kirkby Lonsdale, 6 The Meadows is located within an exclusive and sought after development. Immaculately presented, this 2 double bed ground floor apartment is suitable as a permanent home - with obvious potential for buyers seeking a low maintenance property with easy access. With stunning rural views and sunsets, the apartment is equally suited as a countryside retreat and is well-placed for the Yorkshire Dales and the Lake District. With an established pedigree as a high end holiday let, it will also appeal to those seeking an investment property.

The accommodation briefly comprises: hallway with storage; modern shower room, spacious open plan lounge/kitchen/diner with dual aspect and spectacular views, large second double bedroom and master bedroom with good-sized en-suite. With a high standard finish throughout, the property has tasteful and fresh decoration.

Outside, the apartment has its own patio seating area with private access to the property. The communal grounds are maintained to a high standard with lawns, established borders and feature pond. 6 The Meadows has its own parking space, with visitor spaces available.

With timber framed double glazing, the apartment has underfloor heating throughout (new gas boiler installed in March 2019), B4RN high speed internet, mains gas, water, electricity and private drainage.

Location

Kirkby Lonsdale is a popular destination with a range of independent shops, pubs, bars and restaurants. The town has a Booths supermarket. Famous for Ruskin's View, The Radical Steps and Devil's Bridge, pleasant walks are available alongside the river and through the town.

Close to the western border of the spectacular Yorkshire Dales National Park, the drive, via Barbon, into Dentdale is a joy. The A65 provides easy access to the Lakes. Kendal can be reached within 20 minutes and the M6 within 10. The town has a good COE primary school and the highly regarded QES secondary.

Directions

On leaving Kirkby Lonsdale on the A65 towards Skipton, cross the river Lune and within half a mile look out for Whoop Hall on the right. Turn right into the entrance for this and then immediately turn left. A driveway leads round to The Meadows.

Property Information

999 lease from 2007. Annual management fee to The Meadows Management Company of £1369.90 - paid in two instalments. No pets allowed. The property is currently registered for small business rates and is subject to full exemption. It was previously banded C for council tax

The Management Company Responsibilities include: Maintenance and upkeep of gardens and communal areas; buildings insurance; maintenance of shared private sewage treatment plant; electricity charges for treatment plant, external lights and feature pond; external window cleaning; external decoration; upkeep of refuse collection point. A heated indoor pool is available to subscribing members.

The property is established as a successful holiday let, full details available at:

Home Away and Holiday Lettings

<https://www.homeaway.co.uk/p8667217>

<https://www.holidaylettings.co.uk/rentals/kirkby-lonsdale/9399780>

ACCOMMODATION

HALLWAY

4'3" x 12'5" (4'4" x 12'6") (1.30 x 3.78 (1.32 x 3.80))

Central hallway. External door to communal hall. Large storage cupboard. Separate cupboard housing underfloor heating controls. Tiled floor. Underfloor heating. Access to both bedrooms, shower room and open plan lounge/kitchen/diner.

LOUNGE/KITCHEN/DINER

24'11" x 20'3" (25'0" x 20'4") max (7.59 x 6.17 (7.62 x 6.19) max)

A stunning and inviting dual aspect open plan space with enchanting views across open country. Plenty of natural light from a range of windows, including floor to ceiling glazing with views to the patio area. External door to patio providing private access to the property. Tiled flooring as hallway.

The kitchen area has a range of stylish wall and base mounted units with integral appliances including: oven; hob with extractor over, fridge, freezer and dishwasher. Stainless steel sink and drainer.

With underfloor heating throughout, the dining area has an additional radiator and the lounge has an electric feature fire.

SHOWER ROOM

4'9" x 6'4" (1.45 x 1.93)

Modern shower room with WC, wash hand basin and large shower cubicle. Extractor. Tiled floor as hallway. Underfloor heating and heating towel rail.

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MASTER BEDROOM

13'5" x 15'8" (4.09 x 4.78 (4.10 x 4.79))

Spacious and comfortable master double bedroom with window to countryside views. Large built-in wardrobe providing plenty of clothes storage. Hardwood veneer flooring. Underfloor heating. Access to en-suite.

EN-SUITE

10'6" x 5'10" (3.20 x 1.78)

Good-sized modern master en-suite with window to rear aspect. WC, wash hand basin and bath with shower over. Extractor. Tiled flooring. Large cupboard with plumbing for washing machine and space for drier. Loft access via pull down ladder to useful storage space and new gas boiler. Underfloor heating and heated towel rail.

BEDROOM TWO

13'10" x 13'5" (13'11" x 13'6") max (4.22 x 4.09 (4.23 x 4.11) max)

A generous double bedroom with dual aspect windows. Large built-in wardrobe providing plenty of clothes storage. Hardwood veneer flooring. Underfloor heating.

OUTSIDE

6 The Meadows can be accessed via a secure communal hall, but also enjoys private access from its own patio seating area. The property has further seating areas to the side aspect - a great spot to watch the sun setting in the west. The communal grounds are maintained to a high standard, with lawns, established borders and a feature pond. The property has a parking space, with further visitor parking available.

Agent Notes

Fisher Hopper has not tested services, fixtures, fittings, central heating, gas and electrical systems. If in doubt, purchasers should seek professional advice. Items in these photographs may not be included in the sale of the

property.

OFFER PROCEDURE

Fisher Hopper, as Agents in the sale of the property, will formally check the identification of prospective purchasers. In addition the purchaser will be required to provide information regarding the source of funding as part of our offer handling procedure

FINANCIAL ADVICE

Free and no obligation mortgage advice is available on our website. Alternatively, please contact us to arrange a call from our mortgage broker.

Your home is at risk if you do not keep up the repayments on a mortgage or other loan secured on it. Written details available upon request

MARKET APPRAISALS

If you have a property or business which needs a market appraisal or valuation, our local knowledge, experience and coverage will ensure you get the best advice. Our Guild Referral Network of over 800 specially selected offices can provide this no obligation service anywhere in the country. Call or email now to let us get you moving.

FISHER HOPPER

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FLOOR PLANS

Please note, floor plans are not to scale and are for illustration purposes only. Plans are produced using PlanUp.



Road Map



Hybrid Map



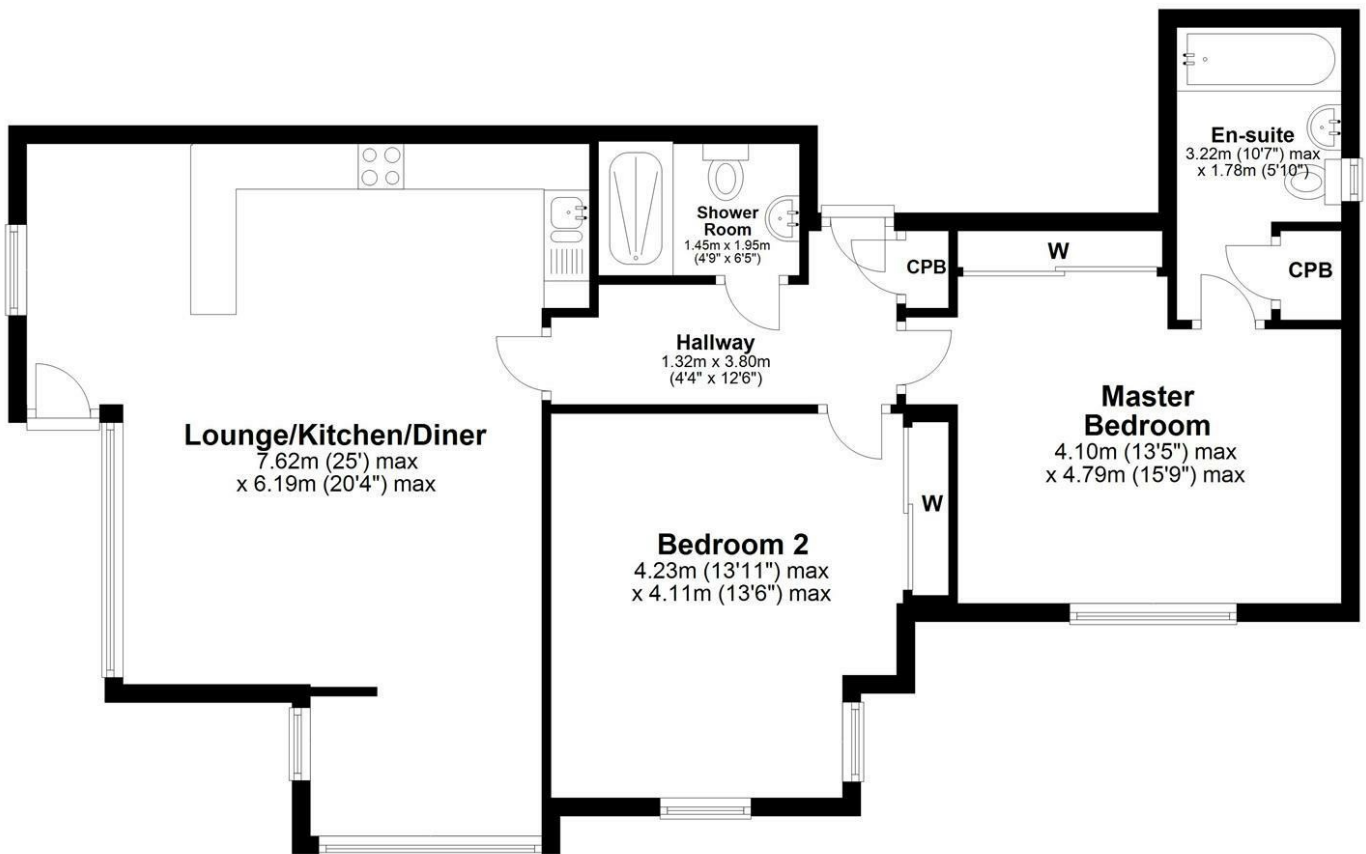
Terrain Map



Floor Plan

Floor Plan

Approx. 85.9 sq. metres (925.1 sq. feet)



Total area: approx. 85.9 sq. metres (925.1 sq. feet)

Viewing

Please contact us on 015242 62044 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph

