



Courtyard Cottage

42b Main Street, Kirkby Lonsdale, LA6 2AJ

Guide Price £285,000

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Kirkby Lonsdale

This charming, highly individual and quirky three storey traditional stone and slate terraced cottage Grade II Listed property is a classy mix of sleek sophistication and character. The rich tones and natural textures of the internal joinery enhance the cottage's timeless appeal, creating a warm and inviting atmosphere. These authentic features reflect the property's heritage while blending seamlessly with modern comforts, making it a truly unique and desirable property. Whether you are looking for a main residence, a bolthole for much needed rest and relaxation or are looking to invest in the local holiday lettings market, this cottage in the heart of the town is worthy of inspection.

Enter directly into the good sized, bright fitted kitchen or the sitting room on the upper level where character features multiply the cosiness. Next to the decorative cast iron fireplace is open access up to the separate dining room, perfect if you have family or friends over. Up another flight of stairs is where you will find the stylish shower room which benefits from a large, fitted storage cupboard and has a boutique hotel vibe to it. Cosy and yet airy, the principal bedroom retains cottage charm with exposed beams and large Velux windows which flood the room with natural light and have electric blinds for effortless light control. The second double bedroom is located on the upper floor.

The shared courtyard at the front of the cottage is a charming and functional space that enhances both community interaction and personal relaxation. The current owners use the space with a table and chairs.





Location

Kirkby Lonsdale has an advantageous position mid way between the National Parks of the Lake District and the Yorkshire Dales and close to the National Landscapes of the Forest of Bowland and Arnsdale and Silverdale ensuring that this picturesque market town is surrounded by protected countryside and offers a great lifestyle for those that like to get out and about, whether by foot, cycle, motorbike or car.

Popular for those seeking first, second or investment properties, Kirkby Lonsdale is a popular destination for holidaymakers with an attractive Main Street with plenty of choice of cafes, bars, pubs and restaurants and an assortment of national retailers and independent shops.

The strong local community is well supported by a host of useful amenities such as doctors' and dentists' surgeries, a Post Office and bank, Booths supermarket and a Spar corner shop, Boots the chemist, traditional butchers, a library and well used community centre, Lunesdale Hall.

In terms of accessibility the town of Kendal (14 miles) and city of Lancaster (21 miles) are readily accessible, the nearest junction (J36) on the M6 is 6 miles away and the closest station on the main west coast line is at Oxenholme (10 miles distant). Airports are also at hand with Leeds Bradford, Manchester and Liverpool (52, 81 and 87 miles respectively).

All mileages are approximate.

Directions

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Walking along Main Street, there is a ginnel to the left hand side of Fat Face, through the gate on the right hand side. No.42b is on the right and has a beige colored door.

Services

Mains electricity, gas, water and drainage. Gas fired central heating to radiators from a combination Ariston Combi E boiler in kitchen.

Broadband and Mobile Services

For information on broadband and mobile services at the property, we advise prospective purchasers to consult the Ofcom website: checker.ofcom.org.uk

Tenure

Long leasehold for the balance of a 999 year lease dated 31st August 1984 and subject to a ground rent of £5pa. The lease stipulates use as a private dwelling house, but this does not prevent holiday letting. The owners pay for their own insurance and property maintenance with no liability for other properties.

Included in the sale

Fitted carpets, curtains, curtain poles, blinds, light fittings and integral kitchen appliances. All furniture is available for further negotiation, ideal if you wished to purchase the property for holiday letting purposes.

Please note

Along with most of the period properties in the heart of the town, there is no private parking with the cottage. Permits are available to purchase from Westmorland and Furness Council for local car parks. The courtyard is communal, we are informed by the vendors that no contribution has been made or demanded for the up-keep.

Local Authority charges

Westmorland and Furness Council – business rates are payable. Rateable Value of £1,940 (with effect from 01.04.23) with the small business multiplier of 49.9p. Small business rates relief may be available, purchasers are advised to make their own enquiries.







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