



7 The Meadows, Whoop Hall, Kirkby Lonsdale
Asking Price £400,000

Your Local Estate Agents
Thomson Hayton Winkley



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A beautifully presented versatile luxury maisonette with fabulous countryside views situated on the fringe of the market town of Kirkby Lonsdale. Offering open plan kitchen, dining and living space, sitting room, three/four bedrooms, bathroom, shower room, balcony and allocated parking.







7 THE MEADOWS

A fabulous well proportioned luxury maisonette with beautiful countryside views pleasantly tucked away on a small development with similar properties on the fringe of picturesque market town of Kirkby Lonsdale. The apartment is located behind the well renowned Whoop Hall Hotel and Country Club, an impressive 17th Century building which offers a bar, lounge and restaurant together with an excellent range of leisure facilities. Kirkby Lonsdale offers many amenities which include a variety of shops, cafes, public houses and restaurants, a doctors surgery, Boots the chemist, Booths supermarket, a library, banks and excellent bus routes and offers easy access to junction 36 of the M6 and both the Lake District and Yorkshire Dales National Parks.

The versatile accommodation, which has been finished to a high standard by the current owners, briefly comprises entrance hall, open plan kitchen, dining and living space, two double bedrooms, with one having a walk in wardrobe, guest bedroom, additional double bedroom/additional sitting room offering independent access if required, bathroom and shower room. The apartment benefits from double glazing and gas central heating throughout combining underfloor heating and radiators.

Outside offers a delightful generous balcony, which takes full advantage of the panoramic views, an allocated parking space, visitor parking and a communal bike store.

Unlimited use of the leisure facilities on offer at The Whoop Hall Hotel and Country Club are available for an annual fee, please contact our office for more information.

7 The Meadows is currently operating as a successful holiday let with independent owners "second home" bedsit accommodation, and would also make an idyllic permanent residence. The maisonette is offered for sale with no upper chain.

FIRST FLOOR

ENTRANCE HALL

6' 3" max x 4' 1" max (1.93m x 1.25m)

Underfloor heating, recessed spotlights, tiled flooring.

SITTING ROOM/FOURTH BEDROOM

15' 8" max x 13' 3" max (4.78m x 4.06m)

Double glazed French doors, double glazed window, radiator, underfloor heating, recessed spotlights.

INNER HALL

8' 2" max x 4' 4" max (2.51m x 1.33m)

Underfloor heating, built in cupboard, fitted coat hooks, tiled flooring.

BEDROOM

9' 8" x 9' 4" (2.97m x 2.87m)

Double glazed French doors to balcony, underfloor heating, built in wardrobe, recessed spotlights, wood flooring.

SHOWER ROOM

6' 5" max x 4' 3" max (1.97m x 1.32m)

Heated towel radiator, underfloor heating, W.C. with concealed cistern, wash hand basin and fully tiled shower cubicle with thermostatic shower, recessed spotlights, extractor fan, fitted mirror, partial tiling to walls, tiled flooring.

KITCHEN, DINING AND LIVING SPACE

25' 11" max x 20' 4" max (7.92m x 6.21m)

Double glazed door to balcony, four double glazed windows, underfloor heating, wall mounted modern living flame gas fire, good range of base and wall units, stainless steel sink, built in oven, gas hob with tiled splashback and extractor hood over, integrated fridge, freezer and dishwasher, recessed spotlights, under wall unit lighting, pendant lighting to dining space, integral window blinds, tiled flooring.





SECOND FLOOR

GUEST BEDROOM

12' 10" max x 10' 2" max (3.92m x 3.12m)

Double glazed window, radiator, built in cupboard housing gas central heating boiler, eaves storage, recessed spotlights, built in cupboard with light and power housing plumbing for washing machine and space for tumble dryer.

BEDROOM

14' 2" max x 12' 6" max (4.32m x 3.83m)

Double glazed Velux window, natural light from void over sitting/dining room, built in cupboard, loft access.

WALK IN WARDROBE

6' 9" x 4' 11" (2.06m x 1.50m)

Lighting, fitted hanging rail and coat hooks.

BATHROOM

11' 10" max x 6' 1" max (3.61m x 1.87m)

Heated towel radiator, W.C. with concealed cistern, wash hand basin, bath and fully tiled shower cubicle with thermostatic shower, fitted mirror to recess with shelf, shaver point, recessed spotlights, extractor fan, partial tiling to walls, tiled flooring.

OUTSIDE

There is a fabulous private balcony which takes full advantage of the beautiful countryside views. There is allocated parking and visitor parking close to the entrance door. The development offers well maintained communal gardens, a bike store and bin storage.

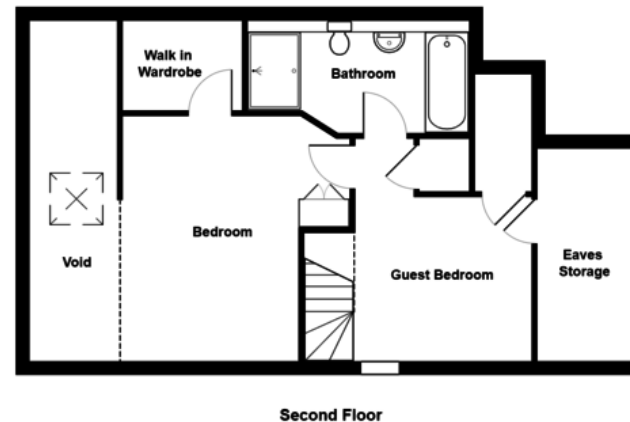
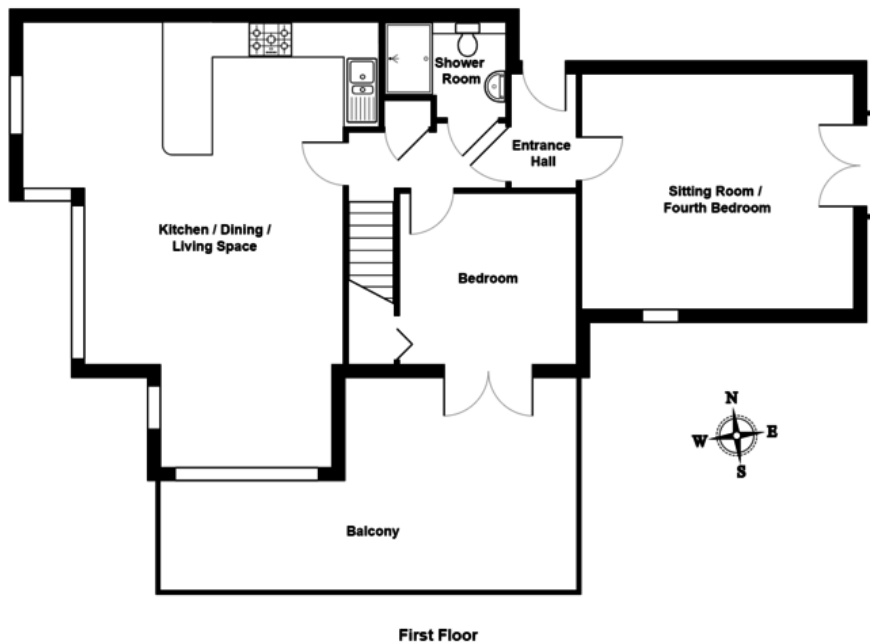
SERVICES

Mains electricity, mains gas, mains water, non mains drainage.

COUNCIL TAX BANDING

Currently band is deleted due to holiday let, as shown on the Valuation Office website.





7 The Meadows, Kirkby Lonsdale
Total Area: 135.9 m² ... 1462 ft² (excluding balcony)

For illustrative purposes only - not to scale. The position and size of features are approximate only.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 c	79 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

DIRECTIONS

Leave Kirkby Lonsdale in the direction of Skipton via the A65. After approximately 1/2 mile turn right into the entrance of Whoop Hall and immediately take the first left following the driveway leading to the private road into the development, proceed under the archway to find number 7 located in the farthest part of the development overlooking the fields.

Important Notice

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