



7 The Meadows, Kirkby Lonsdale  
£325,000







## 7 The Meadows

Kirkby Lonsdale, Carnforth

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.

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.

- Excellent kitchen with appliances
- Bathroom and shower room
- No upper chain
- Generous balcony with fabulous views
- Open plan living with views
- Communal gardens
- Option to access leisure facilities
- Allocated parking and visitor parking
- Luxury versatile Maisonette
- Leasehold property. Holiday let allowed but no pets

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. WHAT3WORDS:tickling.cornfield.highly

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:







## FIRST FLOOR

### OPEN PLAN LIVING AREA

25' 6" x 18' 10" (7.76m x 5.75m)

Both max. Double glazed door, double glazed windows, wall mounted electric fireplace, good range of base and wall units, stainless steel sink, integrated oven, induction hob with extractor/filter over, integrated fridge freezer and dishwasher, tiled splashback, recessed spotlights, tiled flooring.

### SITTING ROOM

16' 10" x 13' 2" (5.13m x 4.01m)

Both max. Double glazed door, double glazed window, radiator, recessed spotlights.

### BEDROOM

10' 8" x 9' 9" (3.26m x 2.96m)

Both max. Double glazed door, double glazed window, built in cupboard, recessed spotlights, wood flooring.

### BATHROOM

6' 5" x 4' 7" (1.95m x 1.40m)

Both max. Heated towel radiator, three piece suite comprises W.C. wash hand basin, fully tiled shower cubicle with thermostatic shower fitment, partial tiling to walls, extractor fan, recessed spotlights, tiled flooring.

### HALLWAY

8' 11" x 3' 2" (2.71m x 0.97m)

Both max. Built in cupboard, recessed spotlights, tiled flooring.

### ENTRANCE HALL

6' 4" x 4' 11" (1.92m x 1.49m)

Both max. Recessed spotlights. tiled flooring.







## SECOND FLOOR

### BEDROOM

14' 2" x 13' 0" (4.32m x 3.96m)

Both max. Double glazed roof window, radiator, built in cupboard, loft access.

### BATHROOM

11' 10" x 6' 1" (3.60m x 1.86m)

Both max. Heated towel radiator, four piece suite comprises W.C. wash hand basin and bath, fully tiled shower cubicle with thermostatic shower fitment, partial tiling to walls, extractor fan, recessed spotlights.

### LANDING

12' 10" x 12' 9" (3.91m x 3.88m)

Both max. Double glazed window, radiator, three built in cupboards one housing plumbing for washer dryer, recessed spotlights.

### EPC RATING C

### SERVICES

Mains electric, mains gas, mains water, mains drainage.















## THW Estate Agents

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