



The Old Granary, Foulstone  
£400,000





## The Old Granary

Foulstone, Carnforth

A well proportioned detached property located in Lupton close to the picturesque market town of Kirkby Lonsdale. Convenient for the mainline railway station at Oxenholme, the market town of Kendal, the M6 and both the Lake District and Yorkshire Dales National Parks.

Nestled in the picturesque countryside, this charming detached 2-bedroom house offers a tranquil retreat for those seeking a peaceful lifestyle. The property boasts two reception rooms, including a living room and a separate dining area perfect for entertaining guests. The fitted kitchen with dining space provides a cosy atmosphere for family meals. Upstairs, two double bedrooms offer comfortable accommodation, complemented by two bathrooms conveniently located on each floor.

Stepping outside, the property reveals beautiful well-kept gardens teeming with lush lawns, paved patio seating areas, and an array of well-established trees and plant beds. The rear garden features unique gravel features, adding character and charm to the outdoor space. To the front, a gravel area which has ample room for garden furniture and parking with a garage providing secure storage for vehicles. Ample driveway parking ensures convenience for residents and visitors alike. Situated between Kirkby Lonsdale, Kendal, and junction 36 the property enjoys easy access to local amenities and excellent road links connecting to the Lake District National Park and the Yorkshire Dales, making it an ideal home for those seeking a balance between peaceful countryside living and modern convenience.



- A charming detached property
- Located between Kirkby Lonsdale, Kendal and Lancaster
- Two reception rooms with a living room and dining area
- Easy access to local amenities
- Fitted kitchen with dining space
- Road links to the Lake District National Park and the Yorkshire Dales
- Two double bedrooms
- Beautiful well kept gardens
- Two bathrooms with one on the ground floor and the other on the first floor
- Garage and driveway parking

From Kirkby Lonsdale take the A65 in the direction on Kendal. Upon reaching Lupton carry on through and take the right turning into the Foulstone development to find The Old Granary on the right. WHAT3WORDS:///violinist.transmitted.reflect  
Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:







## GROUND FLOOR

### ENTRANCE HALL

7' 2" x 6' 0" (2.19m x 1.84m)

### KITCHEN

13' 2" x 11' 7" (4.02m x 3.52m)

### LIVING ROOM

23' 9" x 11' 4" (7.23m x 3.46m)

### DINING AREA

19' 0" x 11' 2" (5.78m x 3.40m)

### BATHROOM

5' 7" x 4' 4" (1.69m x 1.32m)

## FIRST FLOOR

### LANDING

8' 2" x 4' 2" (2.50m x 1.26m)

### BEDROOM

14' 11" x 11' 3" (4.55m x 3.43m)

### BEDROOM

13' 6" x 11' 7" (4.12m x 3.52m)

### BATHROOM

7' 7" x 6' 11" (2.32m x 2.12m)

## IDENTIFICATION CHECKS

Should a purchaser(s) have an offer accepted on a property marketed by THW Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £43.20 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

## EPC RATING D

## SERVICES

Mains electric, oil central heating, mains water, mains drainage





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## THW Estate Agents

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