



Kirkby Lonsdale

£525,000

5 Rowan Garth, Kirkby Lonsdale, Carnforth, LA6 2JR

This wonderfully presented, four bedroom town house offers ideal town living in a peaceful situation within the market town of Kirkby Lonsdale. With generous living accommodation, enclosed rear garden and garage this home has plenty on offer for a range of buyers.

Well appointed throughout, 5 Rowan Garth offers a spacious living room and kitchen diner to the ground floor, three bedrooms and main bathroom to the first floor and a master suite to the second floor, all beautifully presented and ready for a new buyer to make their own.

Quick Overview

- Wonderful Family Home
- Four Bedrooms & Two Bathrooms
- Situated in the Heart of the Market Town of Kirkby Lonsdale
- Walking Distance to Local Amenities
- Peaceful, Corner Position
- No Upward Chain
- Beautifully Presented Throughout
- Pretty Patio Garden to the Rear
- Sought After Location
- Broadband Available



4



2



1



C



Superfast
Broadband



Off Road
Parking

Property Reference: KL3487



Entrance Hall



Living Room



Living Room



Kitchen/Dining Room

Property Overview

Welcome to 5 Rowan Garth, a well-appointed, beautifully presented town house, situated in the heart of Kirkby Lonsdale, offering a wonderful family home within walking distance to all amenities and local schools.

Step through the door into the entrance hall, with handy cloakroom and W.C. for hanging coats and storing shoes, and stairs leading to the first floor. Firstly you are welcomed into the generous living room, enjoying an attractive front aspect window and fireplace with gas fire, as well as a handy under stairs cupboard for additional cloaks and storage. Double doors open into the kitchen diner; a well presented space, ideal for hosting friends and family with a patio door opening into the enclosed rear garden, making the perfect blend to outside when entertaining in the summer months.

The kitchen itself is well fitted with wall and base units and complementary work top. Neff integrated appliances include a dishwasher, oven and four ring hob with extractor over, as well as an integrated fridge freezer and washing machine. There is also space for an undercounter condenser tumble drier.

Follow the stairs to the first floor where you will find the first three bedrooms and family bathroom. Bedroom two is a double to the rear aspect, enjoying views over the garden and space for additional furniture, whilst bedroom three, also a double, enjoys front aspect windows. Bedroom four is a single room to the front aspect, with scope as an office for those who work from home. The main bathroom is a three piece suite, comprising a bath with shower over, pedestal sink and W.C. A handy storage cupboard on the landing also provides ample storage for essentials.

Stairs also lead to the second floor, welcoming you into the master suite; a well-presented large bedroom with attractive vaulted ceiling and dressing area, with a double integrated wardrobe and eaves storage. The en suite comprises a bath, pedestal sink, W.C. and bidet.

Location

Welcome to Kirkby Lonsdale, a picturesque Market Town located in Cumbria, well known for its stunning landscapes and historic charm. Kirkby Lonsdale offers a truly unique living experience; whether you enjoy long walks along the River Lune or exploring the nearby Yorkshire Dales National Park, there are endless opportunities for outdoor adventures.



Kitchen/Dining Room



Kitchen/Dining Room



Bedroom Two



Bedroom Three



Bedroom Four



Bathroom

Conveniently located close to a range of amenities, the town itself boasts a vibrant community with a selection of independent shops, cafes, restaurants, and traditional pubs. You'll also find essential services such as schools, a post office, and medical facilities within easy reach.

The M6 is a short 10-minute drive away to Junction 36, providing easy access to Southern and Northern parts, as well as local towns such as Kendal and only 20 Miles to the ever popular Lakes District National Park.

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Accommodation (with approximate dimensions)

Ground Floor

Living Room 13' 6" x 13' 5" (4.11m x 4.09m)

Kitchen/Dining Room 16' 8" x 10' 11" (5.08m x 3.33m)

First Floor

Bedroom Three 10' 3" x 10' 1" (3.12m x 3.07m)

Bedroom Two 11' 2" x 9' 9" (3.4m x 2.97m)

Bedroom Four 11' 7" x 6' 9" (3.54m x 2.06m)

Second Floor

Bedroom One 26' 8" x 6' 10" (8.13m x 2.08m)

Garage

A spacious garage offers additional off road parking, with light, power and an up and over door. To the rear is a worktop, with scope as a utility with space for a washing machine and tumble drier. The garage also houses the Worcester boiler.

Services

Mains gas, water, electricity and drainage

Council Tax

Westmorland and Furness Council.

Tenure

Freehold. Vacant possession upon completion.

Energy Performance Certificate

The full Energy Performance Certificate is available on our website and also at any of our offices.

Viewings

Strictly by appointment with Hackney & Leigh Kirkby Office.



Bedroom One



Bedroom One



Rear Aspect



Rear Garden

Request a Viewing Online or Call 015242 72111

Meet the Team

Richard Harkness M.R.I.C.S

Sales Manager

Tel: 015242 72111
Mobile: 07971 911357
richardharkness@hackney-leigh.co.uk



Claire Scaife

Sales Team

Tel: 015242 72111
kirkbysales@hackney-leigh.co.uk



Matilda Stuttard

Sales Team

Tel: 015242 72111
kirkbysales@hackney-leigh.co.uk



Michael Neal

Viewing Team

Tel: 015242 72111
kirkbysales@hackney-leigh.co.uk



Naomi Price

Viewing Team

Tel: 015242 72111
kirkbysales@hackney-leigh.co.uk



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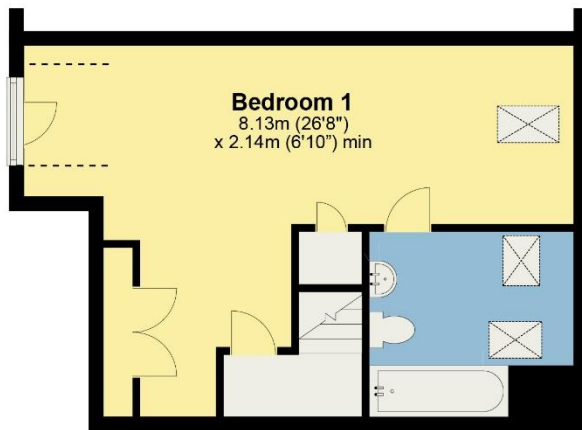


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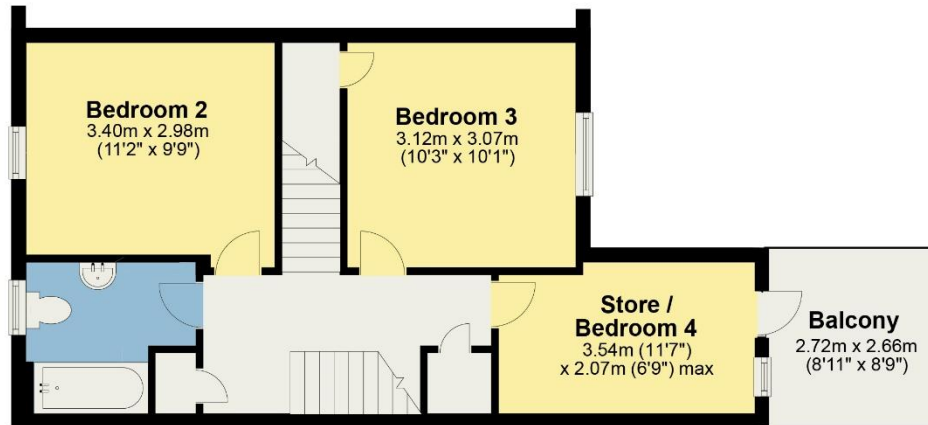


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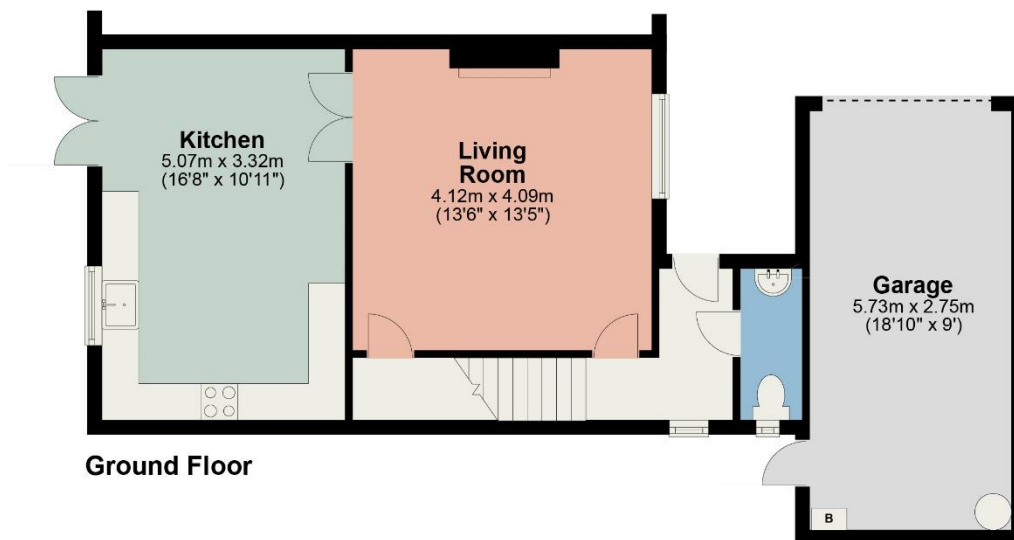
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Second Floor



First Floor



Ground Floor

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF: KL3487

A thought from the owners... The tranquil, private garden is easy to maintain and a lovely place to spend time.

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