



Kirkby Lonsdale

£290,000

12a Main Street, Kirkby Lonsdale, Carnforth, LA6 2AE

This modern and exceptionally charming duplex apartment is located within the centre of the conservation area in this sought after market town of Kirkby Lonsdale, with local amenities and walking routes directly on your doorstep, whilst only being a short drive away from the beautiful Lake District and Yorkshire Dales. 12a Main Street provides the perfect living space for those looking for a lifestyle within the bustling town of Kirkby Lonsdale or a second home to enjoy breaks away from day-to-day life.

This stylish apartment comprises of spacious kitchen/diner, charming living room, two double bedrooms and luxury bathroom, with the potential of furniture being purchased by separate negotiation. The roof terrace provides a unique place for alfresco dining. With it's west facing position, this tranquil space is a brilliant sun trap, making it the perfect place to soak up the sun in an afternoon. With all aspects considered, early viewings for this apartment are highly recommended!

Quick Overview

- Duplex Apartment
- Two Double Bedrooms and Luxury Bathroom
- Furniture Available by Separate Negotiation
- Attractive Fitted Kitchen/Diner
- Central Location in Popular Market Town of Kirkby Lonsdale
- Walking Distance to Local Amenities
- Charming Features
- Spacious Modern Accommodation
- No Upward Chain
- B4RN Hyper-fast Broadband Connectivity



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B4RN
Broadband

Property Reference: KL3392



Kitchen/Dining Room



Kitchen/Dining Room



Living Room



Living Room

Property Overview

On approach to the property, walk through the gate into the shared cobbled courtyard where you then find the staircase leading up to 12a, an apartment that boasts a plethora of features, including exposed stone walls, high ceilings and exposed beams, all adding to the charm and character of the property. Each room is also fitted with grey cast iron-style radiators. Glide up the steps where you will find the roof terrace, a tranquil space perfect for soaking up the sun in an afternoon or enjoying some alfresco dining.

On entrance to the apartment, step into the fully fitted, spacious kitchen/diner with wall and base units, complimentary wooden worktops, one and a half stainless steel sink unit with drainer and integrated fridge and dishwasher. The kitchen also includes integral Lamona oven with four-ring hob with extractor above, as well as a built in cupboard providing plenty of storage space.

From the kitchen you walk into the spacious hallway, lovely and bright, complimentary to the unique stained glass feature roof light above and natural light from kitchen and living room windows.

The living room showcases the true charm of the property, with beautiful coving to the ceiling and large sliding single glazed sash window to the front aspect, allowing beams of light to flood the room. This impressive space features an attractive gas stove, nestled within the traditional exposed stone wall, enhancing the contemporary feel of this living space whilst also making it easy to imagine a cosy night in during the cooler months.

Following the stairs up to the landing, you can't help but notice the attractive modern staircase and exposed stone wall with double glazed window looking out onto the side aspect, allowing beams of natural light to flow through the space.

Directly to your right at the top of the stairs, you are lead into the splendid four-piece bathroom suite, comprising of; freestanding roll top bath with ball and claw feet, shower with electric shower head over, vanity sink and hand wash basin, and WC. Completing the picture is the complimentary stone tiling, cast iron style radiator with fitted towel rail and Velux roof light above, making the space lovely and bright.

Just next door is the attractive second bedroom, with space for a double bed and additional furniture, timber sash window to the side aspect, and exposed beam, whilst also enjoying tasteful decoration to the back wall. This room is also fitted with a cast iron style radiator.

Finally, the main bedroom completes the stylish look with modern decoration throughout. The traditional exposed beam above the double glazed front aspect window show cases the apartment's contemporary charm. Natural light effortlessly fills the impressive room, with ample space for a double bed and additional furniture.



Kitchen/Dining Room



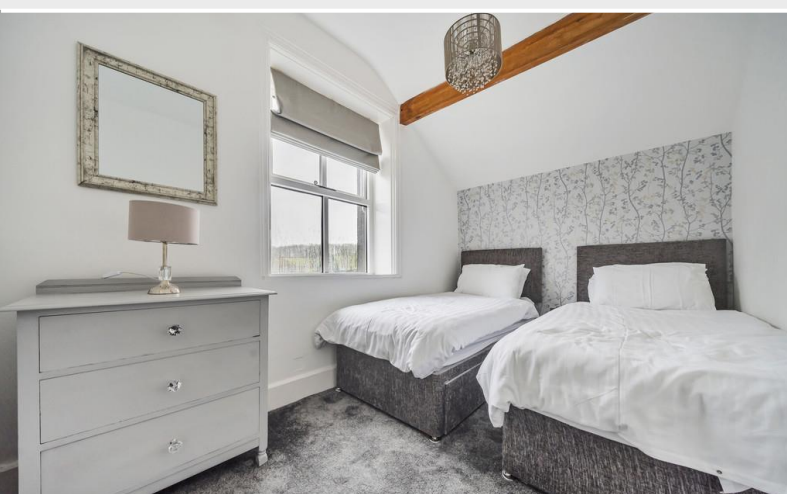
Living Room



Landing



Bedroom One



Bedroom Two



Bathroom

Location

On foot from Market Square, proceed left down main street to the book shop on the right hand side. Directly right after the book shop, turn down the ginnel and follow it around, finding the gate on your right hand side.

Kirkby Lonsdale has been voted one of the top places to live in the North West of England for the fourth year in a row. With its range of independent shops, restaurants and bars, it is the ideal base from which to explore the surrounding spectacular countryside. The town is famous for John Ruskin View and Devils Bridge. The river 'Lune' runs through the town providing a lovely circular walk for all.

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.

What3words [///blessing.expansion.mole](https://www.what3words.com/blessing.expansion.mole)

Accommodation (with approximate dimensions)

First Floor

Kitchen/Dining Room 14' 7" x 11' 8" (4.44m x 3.56m)

Hallway 14' 7" x 6' 6" (4.44m x 1.98m)

Living Room 16' 3" x 14' 9" (4.95m x 4.5m)

Second Floor

Landing 15' 1" x 6' 11" (4.6m x 2.11m)

Bedroom One 16' 2" x 14' 7" (4.93m x 4.44m)

Bedroom Two 11' 3" x 7' 3" (3.43m x 2.21m)

Property Information

Terrace The roof terrace provides a unique place for alfresco dining. With it's west facing position, this tranquil space is a brilliant sun trap, making it the perfect place to soak up the sun in an afternoon.

Services Mains gas, water, drainage and electricity.

Council Tax South Lakeland District Council. Band C.

Tenure Leasehold. Subject to the remainder of a 999 year lease dated from October 2011.

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 Bedroom



Bathroom



Rear Aspect



Terrace

Request a Viewing Online or Call 015242 72111

Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team
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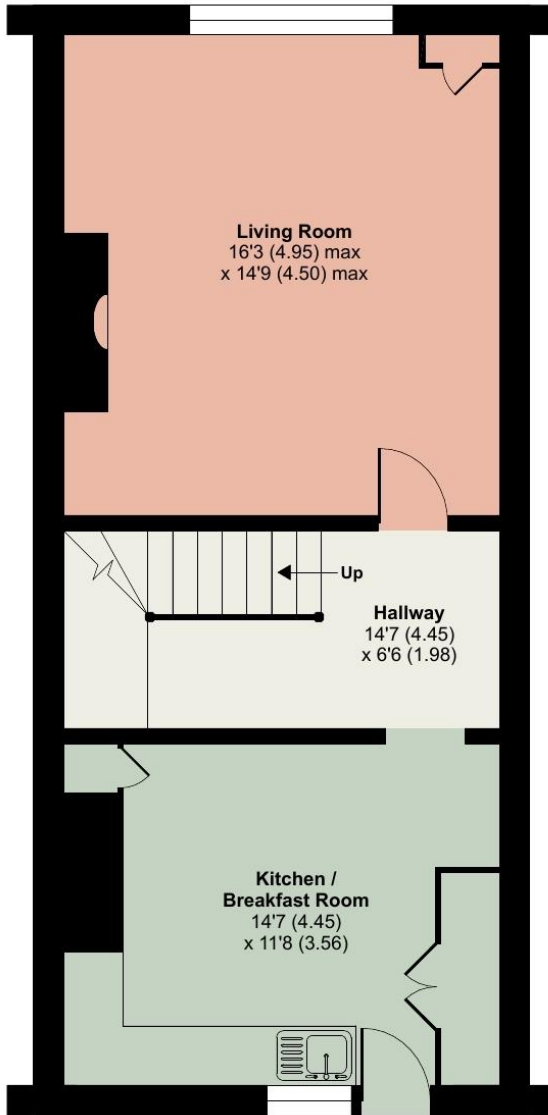
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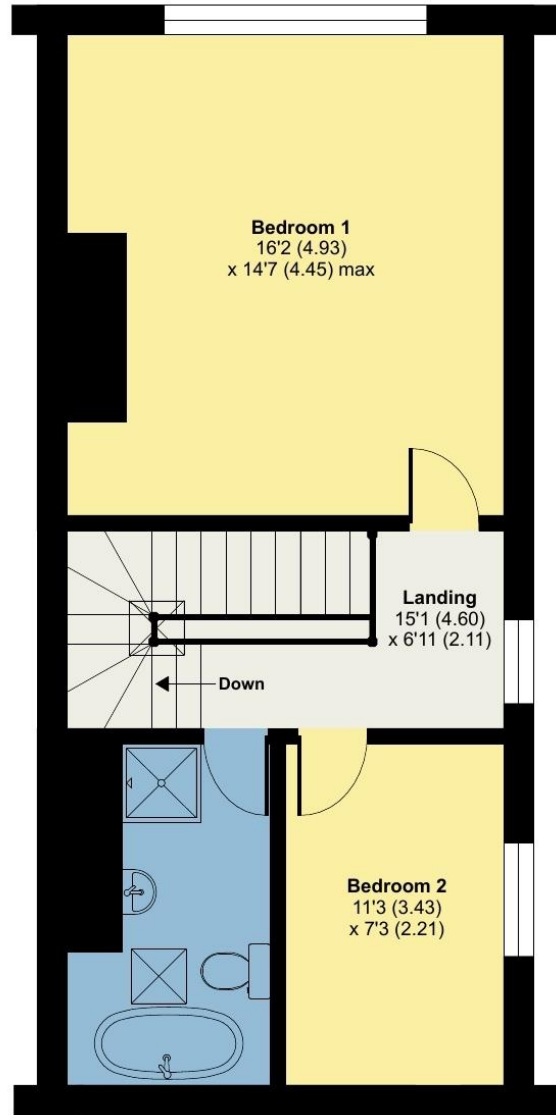
Main Street, Kirkby Lonsdale, Carnforth, LA6

Approximate Area = 1036 sq ft / 96.2 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄cheom 2023. Produced for Hackney & Leigh. REF: 951431

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