



Kirkby Lonsdale

£395,000

8 Queens Square, Kirkby Lonsdale, Carnforth, LA6 2AZ

A charming mid terraced stone cottage, with well-appointed accommodation over three floors offering a kitchen/diner and living room on the ground floor, main bedroom and bathroom on the first floor with a further two bedrooms and shower room on the second floor.

Situated within the heart of Kirkby Lonsdale, overlooking the church yard and within walking distance of all local amenities, this home is a wonderful retreat, whether as a bolthole to escape the hustle and bustle of everyday life, or as a great permanent home for those seeking a welcoming community within this sought after town.

Quick Overview

Mid Terrace Stone Cottage
 Three Bedrooms & Two Bathrooms
 Within the Conservation Area of Kirkby
 Lonsdale
 Views Over the Churchyard
 Character and Charm
 Ideal Investment Opportunity
 Excellent Lock Up and Leave
 Walking Distance to all Local Amenities
 Set in the Heart of Kirkby Lonsdale
 Superfast 80 Mbps Broadband Available



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Superfast
Broadband



Parking
Available

Property Reference: KL3504



Living Room



Living Room



Kitchen



Kitchen

Property Overview

This 16th century gem oozes with old English charm and boasts lovely views of St Mary's Church and Ruskin's view. It offers the perfect tranquil retreat for couples, friends and families. Set across three floors the quaint interior is brimming with character and a wealth of period features such as original oak beams, deep window sills, stone floor and exposed stonework. These traditional elements combine seamlessly with contemporary design and luxurious furnishings to create that cosy cottage feel.

Step in through the front door and you are immediately welcomed into the characterful living room, boasting an impressive feature fireplace surround housing a cast iron multi fuel burning stove, perfect for the cooler evenings. There is also a handy under stairs cloaks cupboard and stairs leading to the first floor.

At the rear of the property you will find the kitchen/diner with space for a small dining table and a door leading outside to the rear courtyard. The kitchen itself is fitted with a range of wall and base units with complimentary worktops and stainless steel sink, integrated appliances include; electric oven and four ring hob with extractor above, BOSCH washing machine, fridge and under counter dishwasher.

Ascend to the first floor where you will find bedroom one and a family bathroom. Bedroom one is a good size double room having two double glazed windows to the front aspect with seats, one overlooking St Marys Church and fells beyond. The bathroom comprises of a three piece suite having a panelled bath with shower over, pedestal wash basin, W.C with tiling to finish.

Finally, the second floor offers two bedrooms and shower room. Bedroom two is another double bedroom with space for bedroom furniture as desired and a window to the front aspect. Bedroom three is a double bedroom with a front aspect window overlooking St Marys Church and the fells beyond. Having a useful fitted cupboard housing the gas central heating boiler and providing shelved airing space and storage. To complete the picture, the shower room enjoys a three piece suite with a corner shower, pedestal wash basin, W.C, heated towel rail and complimentary tiled walls and flooring.

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.

Kirkby Lonsdale is also 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.

What3Words ///disband.uncouth.modest

Accommodation (with approximate dimensions)

Ground Floor

Living Room 15' 4" x 10' 10" (4.67m x 3.3m)

Kitchen 15' 9" x 5' 6" (4.8m x 1.68m)

First Floor

Bedroom One 16' 5" x 7' 0" (5m x 2.13m)

Second Floor

Bedroom Two 10' 8" x 8' 9" (3.25m x 2.67m)

Bedroom Three 13' 6" x 8' 4" (4.11m x 2.54m)

Outside

8 Queens Square benefits from a parcel of land in the shared courtyard that would be an ideal parking space, a seldom find in this town!

Also within the courtyard is a stone built log and bin store.

Services

Mains water, electric, drainage and gas.

Council Tax

Westmorland and Furness - Band D

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 Three



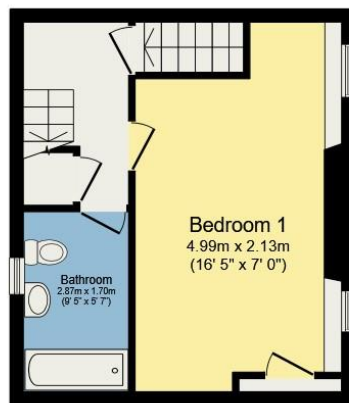
Bedroom Two



Bathroom



Ground Floor



First Floor



Second Floor

Total floor area 87.7 m² (944 sq.ft.) approx

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

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