

Kirkby Lonsdale

£300,000

15 The Meadows, Kirkby Lonsdale, Carnforth, LA6 2GY

Welcome to 15 The Meadows, a beautifully presented property on the outskirts of Kirkby Lonsdale, ideally located for access to transport links and local amenities whilst enjoying a peaceful position within the wonderfully maintained grounds of Whoop Hall. Available with no onward chain, viewings are certainly recommended!

Offering a generous open plan kitchen/living/dining room and two double bedrooms, along with two bathrooms, this home would make a wonderful permanent home with close access to Kirkby Lonsdale, or equally an ideal lock up and leave or holiday let investment, therefore suiting a wide range of buyers!

Quick Overview

Wonderful Semi-Detached Home
Two Bedrooms & Two Bathrooms
Spectacular Country Side Views
Easy Access To Leisure Facilities At The
Country Club
Open Plan Kitchen/Living/Dining Room
Modern Décor Throughout
Great Second Home or Investment
Opportunity
Only a Short Distance from the Market Town
of Kirkby Lonsdale
Allocated & Visitor Parking Available



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Ultrafast
Broadband*



Allocated
Parking

Property Reference: KL3513



Open Plan Living/Kitchen/Dining Room



Open Plan Living/Kitchen/Dining Room



Open Plan Living/Kitchen/Dining Room



Patio Seating

Property Overview

Step through the door into the entrance hall where there is ample space for storing coats and shoes, with access into the ground floor living spaces and stairs leading to the first floor. Firstly, you are welcomed into bedroom two; a generous double to the rear aspect with a handy built in wardrobe and space for additional furniture. The shower room can be found adjacent, comprising a vanity unit with integrated sink and toilet, walk in shower, complementary part tiled walls and flooring, completed with ceiling spotlights and heated towel rail.

Follow the hallway along into the wonderful open plan kitchen diner; a well proportioned room fitted with a feature floor to ceiling window allowing lots of natural light to the southern elevation with captivating country side views. Being the main hub of the home, this space is ideal for enjoying meals with family and friends, or hosting special occasions, with a feature electric wood burning stove and hearth.

The generous kitchen is well fitted with a range of modern style wall and base units with complementary worktops and sink with mixer tap with drainer. A breakfast bar area provides additional dining, and Neff integrated appliances include an oven, induction hob, extractor fan and microwave. There is also an integrated fridge-freezer and dishwasher, along with ceiling lights, Karndean flooring and a central heating radiator.

Follow the stairs to the first floor landing which would make an ideal study space, or even to add a pull out bed for visitors. A high level Velux window provides light and ventilation with access to a cupboard in which houses a washing machine and tumble dryer. There is also separate access to a hot water cylinder and the Vaillant central heating boiler.

Bedroom one is a beautiful gallery double with a glazed balustrade overlooking the living space below. A Velux roof light provides ventilation and views, with a walk in wardrobe accessed from the bedroom, fitted with shelving and a hanging rail. Finally, the four piece bathroom suite comprises a bath, pedestal basin, W.C. and a separate double shower compartment, with part tiled walls and flooring to complement ceiling spotlights and a heated towel rail.

Location

From Kirkby Lonsdale go to the A65 turning left to go to Ingleton and Settle. Go over the river and on the right hand side you will see the Whoop Hall. Turn in and bear left onto the Meadows, the property is the 1st one straight in front and the parking is to the left.

What3Words [///grunt.pulps.farmland](https://www.what3words.com/#!/grunt.pulps.farmland)

Accommodation (with approximate dimensions)

Kitchen/Living/Dining Room 19' 5" x 14' 10" (5.92m x 4.52m)

Bedroom Two 11' 3" x 9' 9" (3.43m x 2.97m)

Bedroom One 14' 2" x 9' 7" (4.32m x 2.92m)

Property Information

Outside

Private patio, lawn and a useful shed, as well as a parking space for one car. There is additional parking for visitors adjacent to the property. Covered bicycle parking is arranged in the grounds together with a communal refuse area, both of which are well separated from all the properties. There are well maintained and mature communal gardens. Communal private drainage system. Pathways have low level illumination and a pass gate gives very easy pedestrian access to the Country Club Reception.

Parking

Allocated parking for one car with additional visitor parking.

Servcies

Mains water, mains electricity, mains gas, shared drainage

Council Tax

Currently exempt from Council Tax charges due to small business relief for use of a holiday let.

Tenure

Leasehold 999 years from 2007. The Meadows Management Company, annual management fee of £737.32 paid twice in April & September.

Note from the Vendors:

Although the property is "Leasehold", the lease is owned by the Meadows Management company and the owner of the property is part of the management company so in effect you own the freehold as a group of residents. The benefits of this include Buildings insurance, gardening, work to all communal areas & all external repairs including windows painted, roof etc being done as part of the management fee.

Conditions applying to ownership

No dogs or pets are allowed on The Meadows site

Management Company Responsibilities

Upkeep and maintenance of all communal areas and gardens.

- Buildings insurance of all properties.
- Maintenance and repair of the shared private sewage treatment plant and drainage
- Payment of electricity charge for treatment plant, external lighting and pumped water feature to the pond.
- External window cleaning.
- External decorating
- Management of refuse collection area.

Energy Performance Certificate

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

Viewings

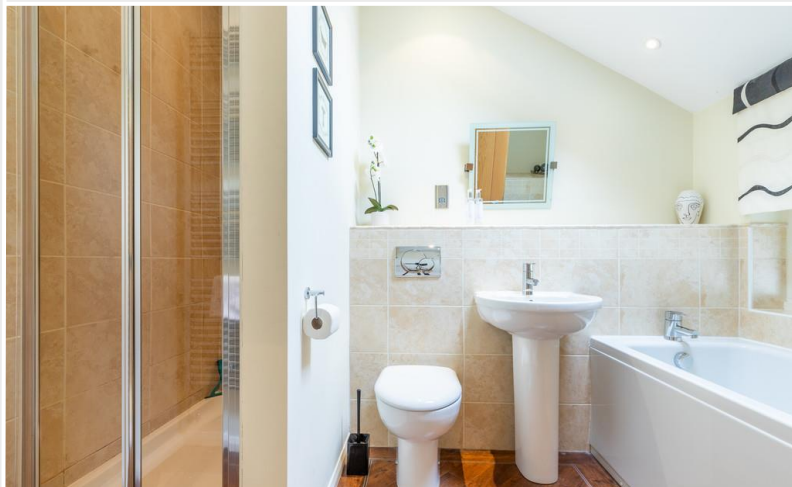
Strictly by appointment with Hackney & Leigh Kirkby Office.



Bedroom One



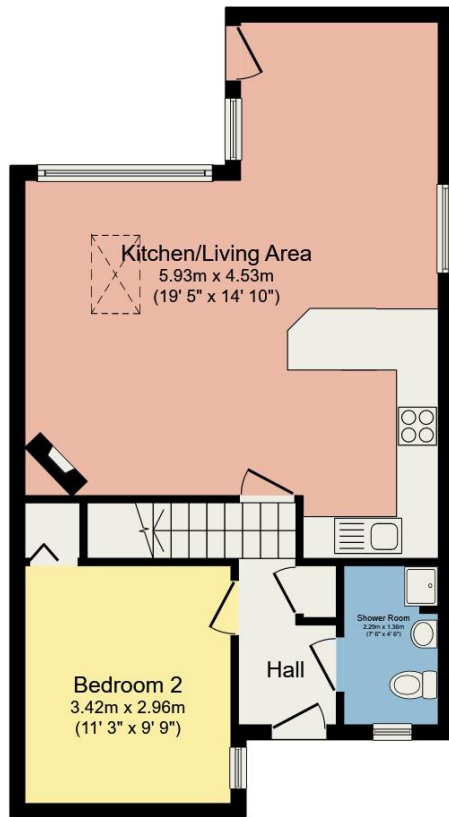
Bedroom Two



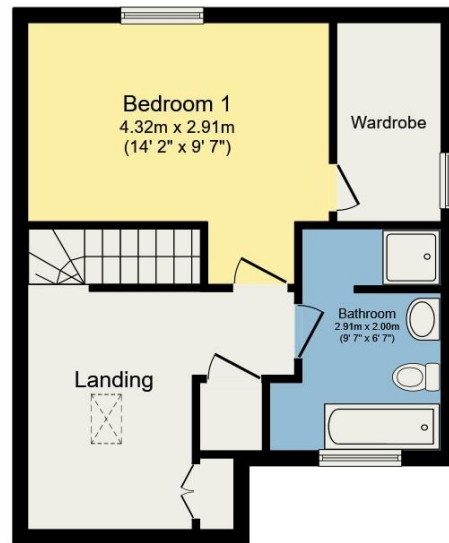
Bathroom



Shower Room



Ground Floor



First Floor

Total floor area 96.0 m² (1,033 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 them.

Anti-Money Laundering Regulations (AML)

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 01/05/2024.