



Kirkby Lonsdale

£335,000

4 Back Lane, Kirkby Lonsdale, Carnforth, LA6 2AP

Tucked away in the centre of Kirkby Lonsdale, this cottage offers the best of both worlds – a serene hideaway with all the amenities of this vibrant town just a stone's throw away. Kirkby Lonsdale itself offers a range of boutique shops, impressive selection of bars, restaurants and pubs, all within ten minutes of the M6 J36 and with excellent access to the Lake District National Park and the Yorkshire Dales National Park, its an ideal base for those who enjoy all kinds of outdoor activities whilst also enjoying the practicalities of living in a small town location.

Being arranged over three floors, the accommodation comprises a living room, kitchen and cellar with two double bedrooms and a bathroom. Don't miss the opportunity to own this enchanting cottage, a perfect blend of charm and convenience. Ideal as a holiday let or a lock-up-and-leave, this property is a rare gem in a sought-after location.



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Superfast
Broadband

Quick Overview

Character Cottage
Two Double Bedrooms & One Bathroom
Recently Refurbished & Renovated
Throughout
Well-Equipped Kitchen
Small Patio Garden
Ideal Holiday Let or Lock-Up-and-Leave
Central Location in the Heart of Kirkby
Lonsdale
Permit Parking Available in Town
Walking Distance to Local Amenities
Superfast 30-300 Mbps Broadband Available

Property Reference: KL3541



Kitchen



Kitchen



Living Room



Living Room

Property Overview

Nestled in the heart of the picturesque town of Kirkby Lonsdale, this charming cottage is the perfect home, holiday let or a convenient lock-up-and-leave retreat. Lovingly maintained, this delightful property offers a blend of traditional features and modern comforts, making it an ideal sanctuary for those seeking a tranquil escape.

Step through the inviting front door into the cosy living room, where the focal point is a charming log burner set within a beautiful stone fireplace. This room exudes warmth and character, making it the perfect spot to unwind after a day exploring the surrounding countryside.

The well-equipped kitchen is a cook's delight, featuring modern appliances that include Lamona oven and four ring hob, Lamona slimline dishwasher and ample storage space including space for an under counter washing machine. Descend to the cellar, offering additional storage space or potential for a variety of uses.

The first floor houses a generous double bedroom, a serene haven with plenty of natural light from a front aspect window and ample storage. Adjacent is a well-appointed bathroom, complete with modern three piece suite including bath with shower over, W.C., and sink. Also benefiting from a cupboard housing the Ideal boiler.

Ascend to the second floor to discover a charming bedroom with dual aspect windows with the rear window enjoying lovely views. This room offers a peaceful retreat, perfect for guests or as a private study and also offers extensive eaves storage space.

Outside, a small patio garden provides a delightful space for al fresco dining or simply enjoying a morning coffee in the fresh air. This low-maintenance garden is ideal for those who want to enjoy outdoor living without the hassle of extensive upkeep.

Accommodation (with approximate dimensions)

Living Room 13' 2" x 11' 9" (4.01m x 3.58m)

Kitchen 10' 0" x 7' 7" (3.05m x 2.31m)

Cellar 15' 10" x 6' 10" (4.83m x 2.08m)

Bedroom One 11' 9" x 10' 11" (3.58m x 3.33m)

Bedroom Two 13' 2" x 11' 4" (4.01m x 3.45m)

Parking

Permit parking available via Westmorland and Furness council. For more information, please visit <https://www.westmorlandandfurness.gov.uk/parking-streets-and-transport/parking/apply-parking-permit>

Services

Mains gas, water, drainage and electricity.

The current vendors had the new boiler fitted January 2024, and new front windows August 2024.

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.

What3Words Location & Directions

[///w3w.incomes.fines](https://w3w.incomes.fines)



Bedroom One



Bedroom Two



Bathroom



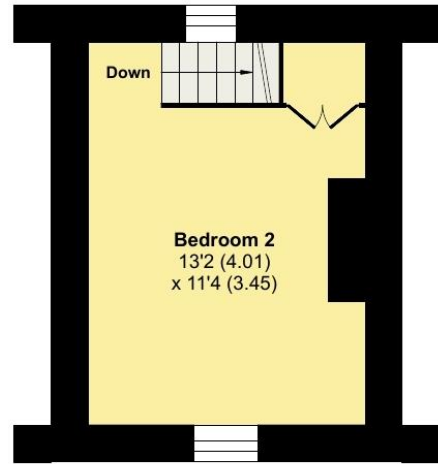
Patio Garden



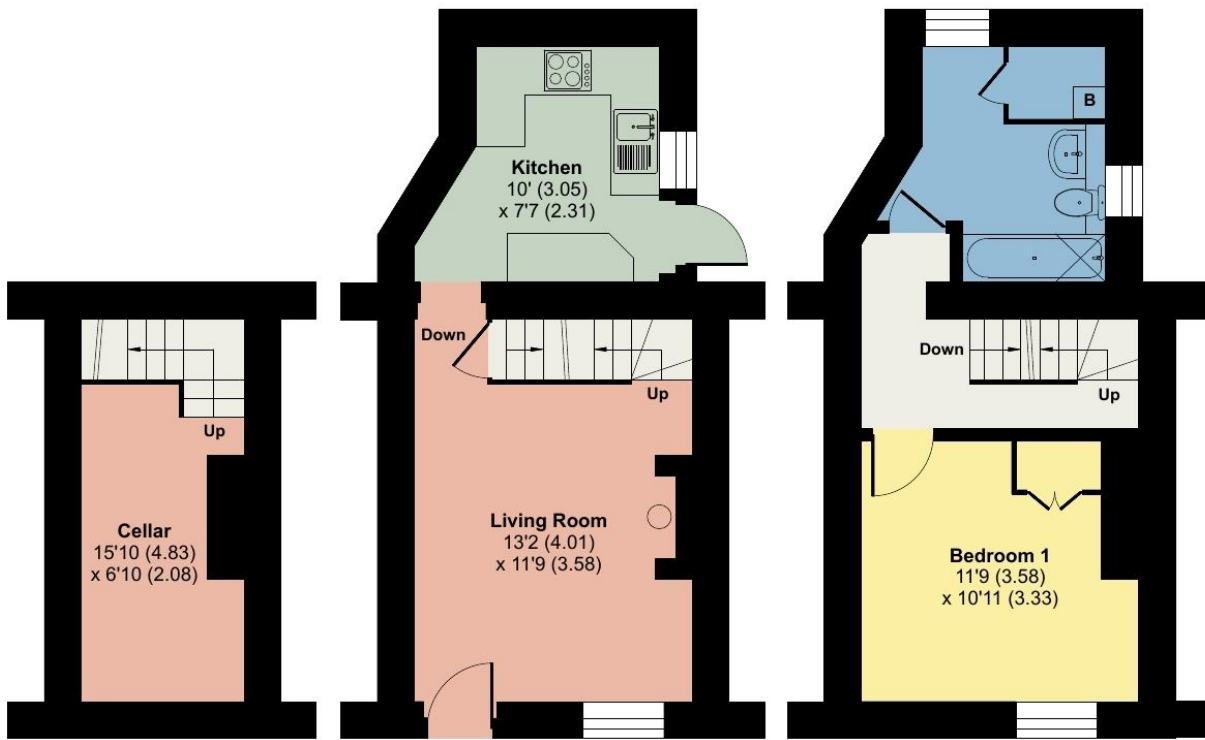
Back Lane, Carnforth, LA6

Approximate Area = 830 sq ft / 77.1 sq m

For identification only - Not to scale



SECOND FLOOR



LOWER GROUND FLOOR

GROUND FLOOR

FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hackney & Leigh. REF: 1161037

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