



## Kirkby Lonsdale

£345,000

14 Mitchelgate, Kirkby Lonsdale, Carnforth, Lancashire, LA6 2BE

A wonderful character, stone and slate built cottage nestled within the centre of Kirkby Lonsdale. With close access to all local amenities, schools and travel links, the home also boasts well appointed accommodation and a seldom found rear yard. With a cosy living room boasting traditional ceiling joists, exposed stone and beams, there is also a kitchen, three bedrooms and a family bathroom. Ideal as a permanent home, bolthole or handy lock up and leave, 14 Mitchelgate is certainly not one to be missed!

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.

### Quick Overview

- Grade II Listed Cottage
- Three Bedrooms & One Bathroom
- Set in the Centre of the Market Town Of Kirkby Lonsdale
- Cosy Living Area & Separate Kitchen
- Character Features Throughout
- Rear Yard
- Close to all Local Amenities
- Ideal Permanent Home or Lock Up & Leave
- Permit Parking Available
- Superfast 80 Mbps Broadband Available



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Superfast  
Broadband\*



Permit Parking  
Available

Property Reference: KL3559





Living Room



Living Room



Kitchen



Kitchen

## Property Overview

14 Mitchelgate is a wonderfully presented, well appointed home within the sought after market town of Kirkby Lonsdale. A seldom find boasting three bedrooms, a living room, kitchen and that all important rear yard for outdoor enjoyment, this home oozes character and charm with wooden doors, beams and sash windows throughout to create a traditional cottage feel with some windows being side opening and some at the rear are double glazed.

Step through the door into the living room; a cosy space with front aspect window and feature ceiling joists with an exposed stone fireplace and wood burning stove, ideal for those cooler evening. Stairs lead to the first floor and a handy under stairs cupboard provides additional storage space. There is also an integrated bookcase next to the wood burning stove.

Follow into the kitchen where there is space for a small dining table. A door leads onto the rear yard, and rear aspect window floods the space with light. The kitchen itself has a modern feel and comprises wall and base units with complementary work tops and tiled splashback, as well as a stainless steel sink with drainer. Integrated appliances include a Lamona oven with four ring hob and extractor over, dishwasher and space for an undercounter washing machine and free standing fridge/freezer.

Ascending the stairs to the first floor, you will find both bedroom one and the bathroom. Comprising a bath with shower over, W.C. and pedestal sink. The bathroom is completed with part tiled wall and flooring. Bedroom one is a generous double room, with dual aspect windows and an integrated wardrobes with space for additional furniture to suit. The landing also provides a cupboard for storing essentials. Finally, the second floor houses bedroom two and three; both good sized rooms with front aspect windows and space for furniture as desired.

To the rear of the property is a rear yard, ideal for outdoor seating and being low maintenance with space for pots and plants. In the yard area there is a separate storage shed in a shared outbuilding, together with access to a building for storing a wheelie bin.

## Accommodation (with approximate dimensions)

### Ground Floor

Living Room 15' 7" x 12' 10" (4.75m x 3.91m)

Kitchen 12' 3" x 10' 5" (3.73m x 3.18m)

### First Floor

Bedroom One 14' 8" x 8' 7" (4.47m x 2.62m)

### Second Floor

Bedroom Two 14' 9" x 6' 11" (4.5m x 2.11m)

Bedroom Three 11' 3" x 9' 3" (3.43m x 2.82m)

## Services

Mains gas, water, drainage and electricity.

## Council Tax

Westmorland and Furness Council. Band C.

## Tenure

Freehold. Vacant possession upon completion.

## Viewings

Strictly by appointment with Hackney & Leigh Kirkby Office.

## What3Words Location & Directions

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From Market Square, walk up New Road, pass the Post Office and Institute and turn right onto Bective Road. At the end turn right onto Mitchelgate and No. 14 is part way down on the right.

## 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>

## 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).



Bedroom One



Bedroom Two



Bedroom Three



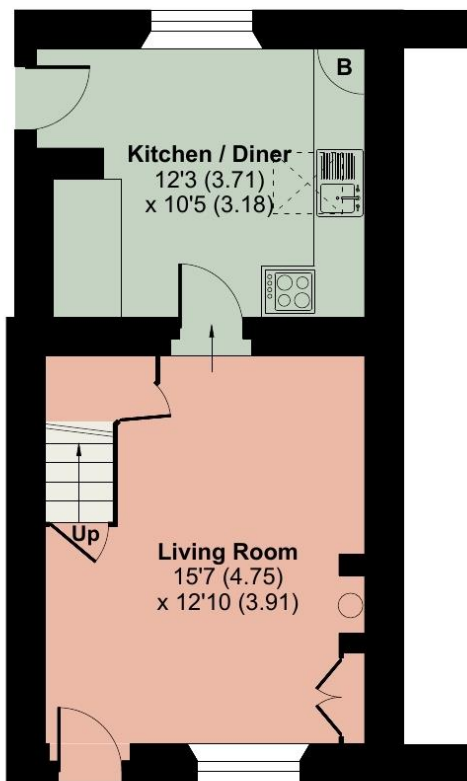
Bathroom



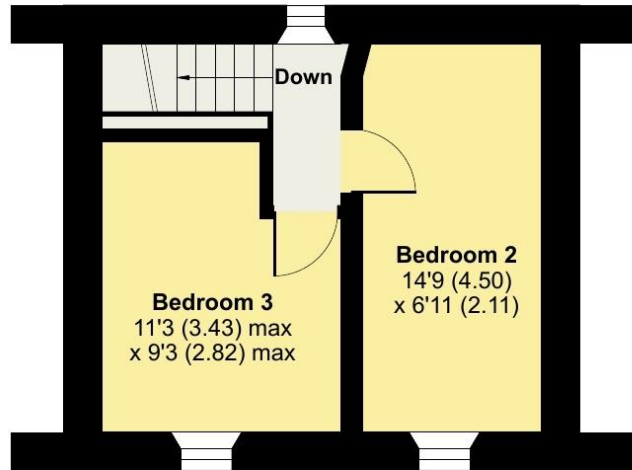
# Mitchelgate, Kirkby Lonsdale, Carnforth, LA6

Approximate Area = 856 sq ft / 79.5 sq m

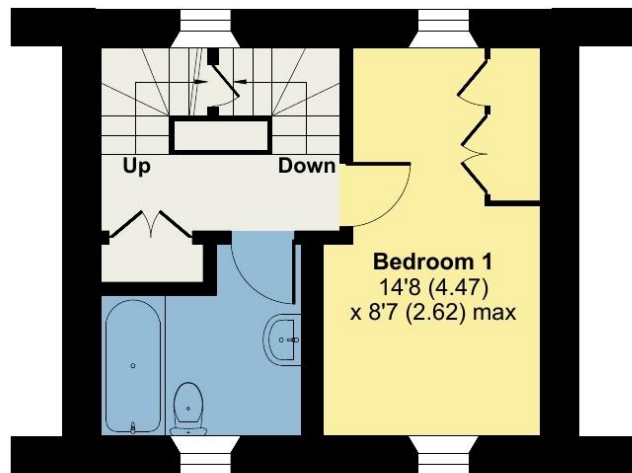
For identification only - Not to scale



**GROUND FLOOR**



**SECOND FLOOR**



**FIRST FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n|checon 2024. Produced for Hackney & Leigh. REF: 1180950

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