



Arkholme

£545,000

Cross House, Main Street, Arkholme, Carnforth, LA6 1AX

Welcome to Cross House, a wonderful Grade II Listed detached property, set within the village of Arkholme. Boasting a generous plot with a gravel driveway, lawn gardens and stone outhouse, the property presents a great opportunity for the new buyer to make it their own.

The accommodation comprises a kitchen, dining room and cosy living room, with three bedrooms and family bathroom to the first floor. Now in need of updating, the property offers scope for modernisations, with a wealth of traditional features throughout from beams to sash windows.

Arkholme itself has a welcoming village community, with a village hall often used for community events and activities, and has a fortnightly mobile fish and chip shop! There is a well regarded primary school, with the village also being within the catchment area for QES in Kirkby Lonsdale. There is also a church located at the bottom of the cul-de-sac on Main Street.



3



2



2



E



B4RN
Broadband*



Off Road
Parking

Quick Overview

- Wonderful Grade II Listed Detached Property
- Three Bedrooms & One Bathroom
- Welcoming Village Location
- Idyllic Countryside Surround
- Traditional Features Throughout
- Scope for Upgrading & Modernisation
- Off Road Parking
- Generous Garden
- Stone Outbuilding for Storage
- B4RN Broadband Available

Property Reference: KL3562



Kitchen



Living Room



Living Room



Garden

Property Overview

Step through the gate into the wonderful garden, with stone wall surround for privacy and access into the home.

Firstly, you are welcomed into the kitchen through a stable door, with views over the garden. The kitchen is well fitted with wall and base units, complementary worktops and tiled splashback with a stainless steel sink and drainer. Integrated appliances include an AEG oven with four ring hob and extractor over, and there is space for an undercounter washing machine, dishwasher and freestanding fridge/freezer.

Follow into the inner hall with access into the living spaces and stairs to the first floor.

Turning left, you are welcomed into the dining room; a generous space with a front aspect window over the garden and a door leading outside. With space for a family dining table, this is the perfect space to enjoy meals with family and friends, with a stone fireplace and coal effect fire for those cooler evenings. There is also a handy larder providing the ideal space for storing essentials or use as a pantry with shelving and an under stairs cupboard.

The living room adjoins, also enjoying views over the garden and presenting a wonderful snug to cosy down on those cooler evenings with a wood burning stove with tile surround, boasting original beams enhancing the traditional feel.

Follow the stairs to the first floor where you will find the three bedrooms and family bathroom. Bedroom one is a double room with integrated wardrobes and dual aspect windows, with space for additional furniture as desired. Bedroom two is a smaller double, enjoying a window seat overlooking the garden. Whilst bedroom three is a single room, it also has great potential as a study for those who work from home. Finally, the bathroom, now in need of updating, presents a great scope to really upgrade the space with a bath and shower over, W.C., pedestal sink and integrated storage, along with a dressing area.

The garden wraps around the property, mostly laid to lawn with gravelled areas and space for outdoor seating, with a stone wall and hedging bordering the property for ample privacy.



Kitchen



Dining Room



Bedroom One



Bedroom Two



Bedroom Three



Bathroom

There is also an attached store, great for storing gardening tools which is accessed from the rear of the property with light and power, and could be incorporated into the home (subject to consents) to create a great additional living space. A separate outside W.C. also has the scope to be converted, subject to consents, for use as additional storage.

Accommodation with approximate dimensions

Ground Floor

Kitchen 13' 11" x 11' 4" (4.24m x 3.45m)

Dining Room 15' 0" x 14' 10" (4.57m x 4.52m)

Living Room 12' 5" x 10' 9" (3.78m x 3.28m)

First Floor

Bedroom One 14' 1" x 10' 11" (4.29m x 3.33m)

Bedroom Two 10' 11" x 10' 7" (3.33m x 3.23m)

Bedroom Three 11' 6" x 8' 0" (3.51m x 2.44m)

Store 18' 1" x 15' 9" (5.51m x 4.8m) A stone built store, ideal for storing gardening tools and essentials with light and power, with access from the rear of the property.

Parking

A gravelled driveway provides off road parking for a number of cars.

Services

Mains gas, water and electricity.

Council Tax

Lancaster City Council. Band E.

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 ///impresses.intensely.directs



Bedroom One



Bedroom Two



Garden



Cross House

Request a Viewing Online or Call 015242 72111

Meet the Team

Richard Harkness M.R.I.C.S

Sales Manager

Tel: 015242 72111
Mobile: 07971 911357
richardharkness@hackney-leigh.co.uk



Claire Scaife

Sales Team

Tel: 015242 72111
kirkbysales@hackney-leigh.co.uk



Matilda Stuttard

Sales Team

Tel: 015242 72111
kirkbysales@hackney-leigh.co.uk



Michael Neal

Viewing Team

Tel: 015242 72111
kirkbysales@hackney-leigh.co.uk



Naomi Price

Viewing Team

Tel: 015242 72111
kirkbysales@hackney-leigh.co.uk



Viewings available 7 days a week including evenings with our dedicated viewing team
Call **015242 72111** or request online.



Need help with **conveyancing**? Call us on: **01539 792032**



Can we save you money on your **mortgage**? Call us on: **01539 792033**

Hackney & Leigh Ltd 3 Market Square, Kirkby Lonsdale, Lancashire, LA6 2AN | Email: kirkbysales@hackney-

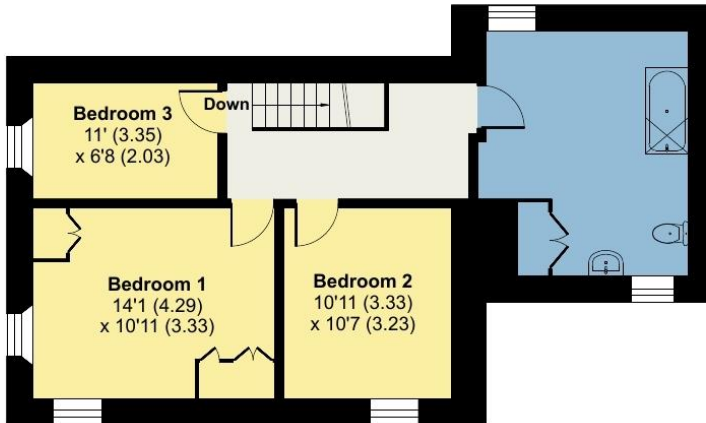
Main Street, Arkholme, Carnforth, LA6

Approximate Area = 1293 sq ft / 120.1 sq m

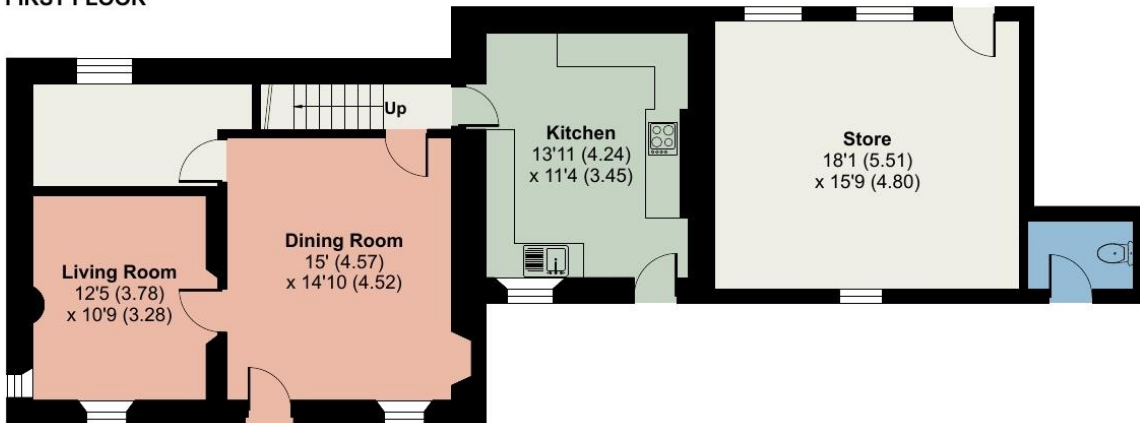
Store = 306 sq ft / 28.4 sq m

Total = 1599 sq ft / 148.5 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND 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: 1184412

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 25/09/2024.

Request a Viewing Online or Call 015242 72111