



Arkholme

£320,000

12 The Herb Garden, Arkholme, Carnforth, Lancashire, LA6 1RA

Discover a substantial modern stone-faced townhouse offering 1,918 sq ft of versatile living space, spread over three floors. This charming residence boasts four double bedrooms and three bathrooms, including two en-suites, perfect for family living. With an integral garage, a manageable garden, and off-road and visitor parking. This family home is in good decorative order and ready to move into with an opportunity to upgrade and refurbish interiors.

Quick Overview

Substantial Stone Faced Town House
A Real Opportunity to Create a Perfect Family Home
A Short Drive to Local Amenities
Four Bedrooms & Three Bathrooms
Low Maintenance Garden
Integral Garage & Utility Room
Parking for Several Vehicles
Open Plan Living Area
No Onward Chain
Ultrafast Broadband Available



4



3



1



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Ultrafast
Broadband



Off Road
Parking

Property Reference: KL3246



Entrance Hall



Bedroom Four



Bedroom Three



Bedroom One

Located in the picturesque and historic village of Arkholme, this property is ideally situated for families. The village is renowned for its highly regarded primary school and a vibrant village hall. It also falls within the catchment area for the prestigious Lancaster Grammar Schools and Queen Elizabeth School in Kirkby Lonsdale. Commuting is a breeze with easy access to Kirkby Lonsdale, Lancaster, Carnforth, and junction 35 of the M6.

Step through the main entrance into a welcoming vestibule, perfect for storing shoes and coats. The ground floor features a versatile layout with a bedroom complete with a dressing area and en-suite, ideal for guests or a home office suite. A utility room with ample storage and space for a washing machine leads to the integral garage, equipped with power and light.

The first floor houses three additional double bedrooms all having built in wardrobes, one with an en-suite, and a family bathroom fitted with a four-piece suite. The second floor opens into an open-plan living, kitchen, and dining area. This space is bathed in natural light from Velux windows and features a log-effect gas fire, perfect for cosy evenings. The modern kitchen is equipped with a range of base units with complementary work surfaces over and incorporating a stainless steel sink unit with drainer. Appliances include integrated Hotpoint electric oven and Bosch five ring gas hob with a stainless steel extractor hood over and Bosch dishwasher.

Outside, enjoy a paved patio perfect for al fresco dining. This property is also connected to the B4RN network, offering hyper-fast internet speeds, ideal for modern living. Don't miss the opportunity to make this elegant townhouse your family home.

Accommodation with approximate dimensions:

Ground Floor

Bedroom Two 12' 10" x 10' 3" (3.91m x 3.12m)

Utility Room 9' 5" x 5' 10" (2.87m x 1.78m)

Integral Garage 15' 4" x 9' 7" (4.67m x 2.92m)

First Floor

Bedroom One 14' 10" x 10' 9" (4.52m x 3.28m)

Bedroom Three 9' 6" x 9' 4" (2.9m x 2.84m)

Bedroom Four 9' 5" x 9' 3" (2.87m x 2.82m)

Second Floor

Living Room 21' 3" x 12' 8" (6.48m x 3.86m)

Kitchen 15' 6" x 10' 0" (4.72m x 3.05m)



Bedroom Two



Ensuite Shower Room



Living Room



Living Room



Kitchen



Kitchen

Property Information

Parking

Off road parking to the front of the property. Visitor parking on the estate.

Tenure

Freehold (Vacant possession upon completion).

Council Tax

Band E - Lancaster City Council.

Services

Mains water, mains electric, mains gas. Drainage by septic tank.

Subject to a service charge of £50.00pcm to cover private drainage, external lighting and insurance.

Energy Performance Certificate

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

What3Words

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Viewings

Strictly by appointment with Hackney & Leigh.

Anti-Money Laundering Regulations (AML)

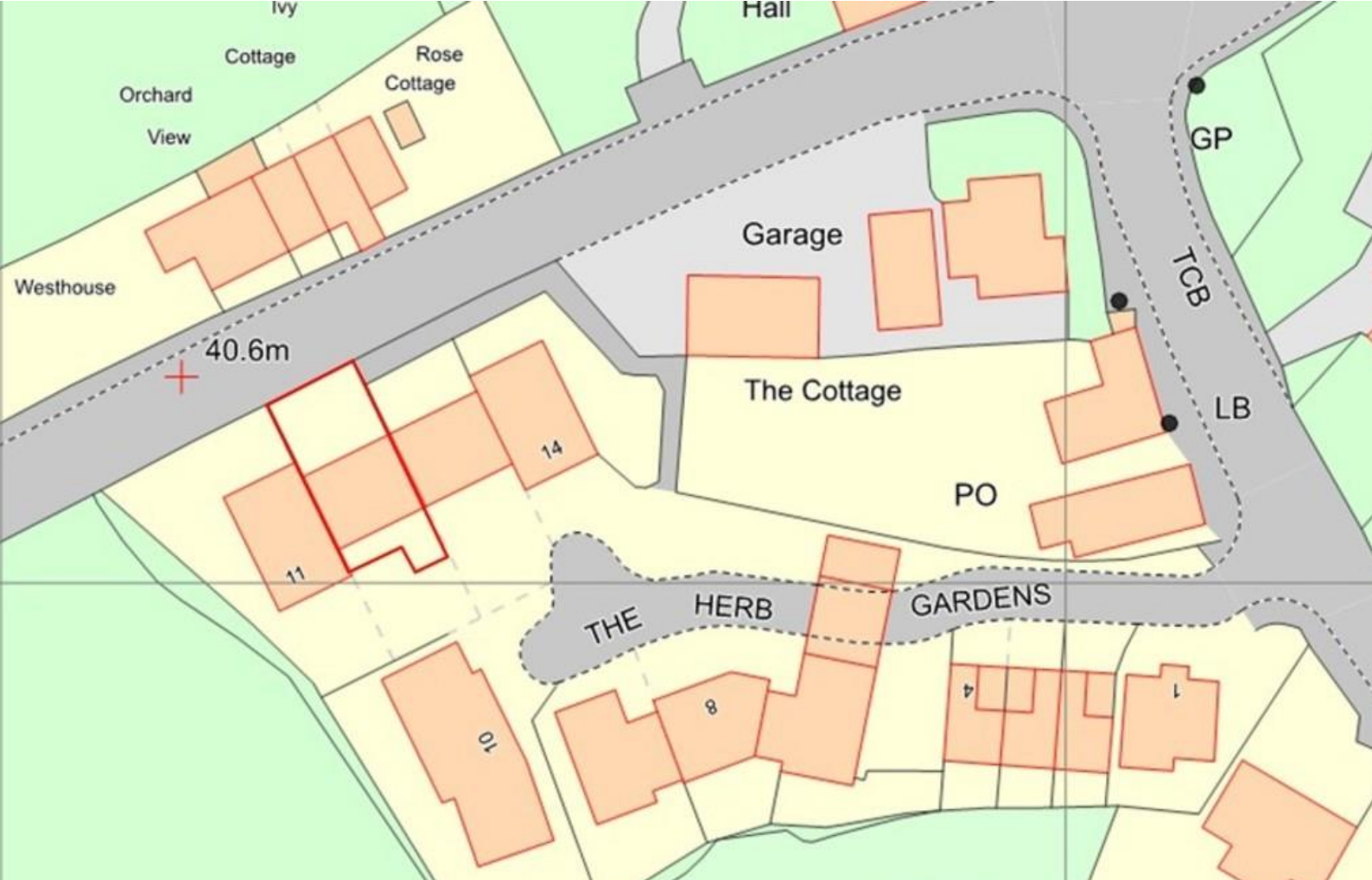
Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual 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).



Garden



Garden



Ordnance Survey Ref 00337116



Front Aspect

Request a Viewing Online or Call 015242 72111

Meet the Team

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



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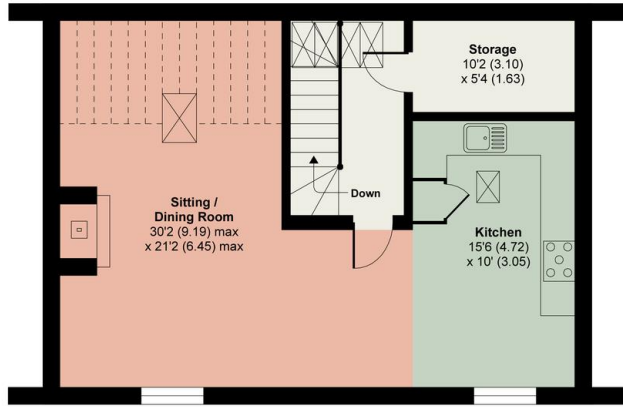
Approximate Area = 1696 sq ft / 158 sq m

Limited Use Area(s) = 78 sq ft / 7.2 sq m

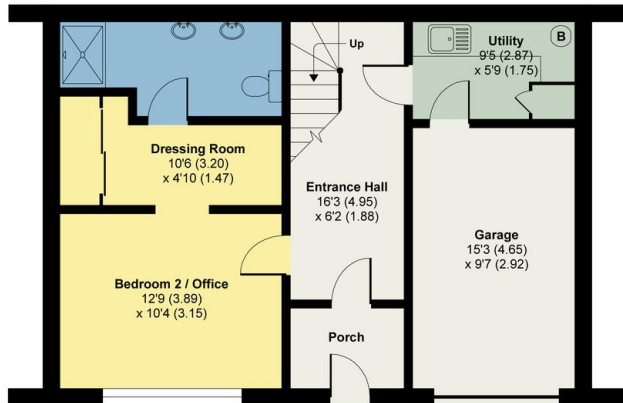
Garage = 144 sq ft / 13.4 sq m

Total = 1918 sq ft / 178 sq m

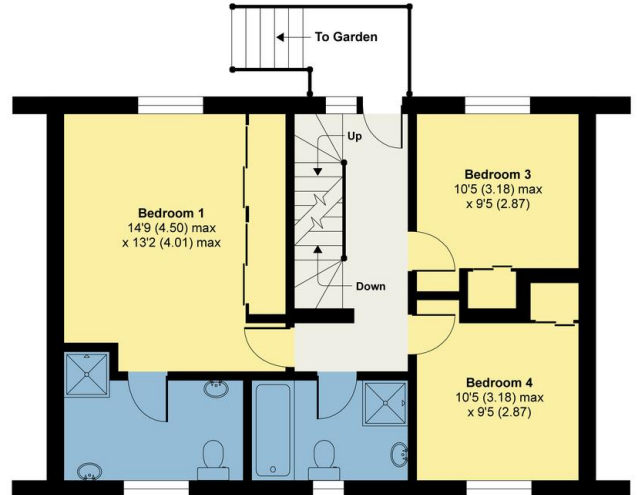
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SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2021. Produced for Hackney & Leigh. REF: 725991

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