



HACKNEY
& LEIGH

Kirkby Lonsdale

£525,000

19 Fairbank, Kirkby Lonsdale, Carnforth, LA6 2BD

Welcome to 19 Fairbank, a delightful family residence situated within the Conservation Area of Kirkby Lonsdale. This charming home offers well-proportioned accommodation and a private patio area, perfect for enjoying the beauty of this picturesque town. Ready for a new owner to make it their own, this property invites you to add your own personal touch.

Quick Overview

Wonderful Grade II Listed Family Home
Generous Living Accommodation
Separate Annex
Ideal for Multigenerational Families
Opportunity to Personalise to Your Taste
Walking Distance to Local Amenities & Schools
Private Patio Area
Shared Rear Courtyard
No Onward Chain
Superfast Broadband Available



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Superfast
Broadband*

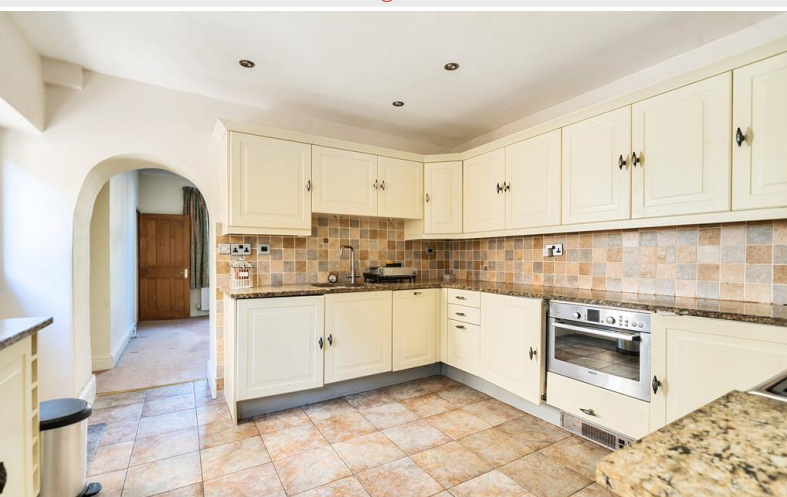


Permit
Parking Available

Property Reference: KL3620



Sitting Room



Kitchen



The Annex



The Annex

As you step inside, you're greeted by an inviting entrance hall complete with a convenient cloakroom featuring a W.C. and a boiler cupboard for additional storage. To your right, the cosy sitting room awaits; perfect for family gatherings, boasting dual aspect windows and a coal effect gas fire that adds warmth and charm.

To the left of the entrance hall, discover the living/dining room, where an original open fireplace sets the scene for intimate dinners and relaxed evenings. The room is adorned with ceiling coving, adding a touch of elegance throughout the home.

The well-appointed kitchen features wall and base units, complementary worktops, a tiled splashback and a stainless steel sink with drainer. Integrated appliances include a washing machine, fridge, freezer, Bosch oven, and a Range oven with extractor over. A door opens to a shared courtyard, providing easy access to the annex.

The annex, accessible from the kitchen or via a separate courtyard entrance, offers a ground floor living area with a bathroom featuring a bath with shower, W.C., and pedestal sink. Upstairs, a bright double bedroom awaits, ideal for multigenerational families, teenagers or guest accommodation!

Back in the main house, the first-floor landing leads to the generous main bedroom with dual aspect windows, an en suite shower room, and a walk-in wardrobe. Two additional double bedrooms offer ample space, with the main bathroom featuring a Jacuzzi bath, W.C., vanity sink, and an airing cupboard.

Outside, the private patio area boasts planted borders, seating space, and a charming pond, making 19 Fairbank an ideal family home, now ready and waiting for a new buyer to make it their own.

Accommodation with approximate dimensions:

Ground Floor

Sitting Room 16' 6" x 13' 7" (5.03m x 4.14m)

Living/Dining Room 13' 5" x 13' 3" (4.09m x 4.04m)

Kitchen 12' 3" x 11' 9" (3.73m x 3.58m)

First Floor

Bedroom One 15' 1" x 14' 1" (4.6m x 4.29m)

Bedroom Two 11' 3" x 12' 8" (3.43m x 3.86m)

Bedroom Three 13' 5" x 11' 2" (4.09m x 3.4m)

The Annexe

Living/Dining Room 12' 5" x 11' 7" (3.78m x 3.53m)

Bedroom 12' 4" x 11' 7" (3.76m x 3.53m)



Kitchen



Living Room



Bedroom One



Bedroom Two



Bedroom Three



Bathroom

Property Information

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>

Tenure

Freehold (Vacant possession upon completion).

Council Tax

Westmorland and Furness Council. Band E.

Services

Mains gas, water, drainage and electricity.

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).



Bedroom One



En Suite



Patio Garden



Patio Garden

[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.



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



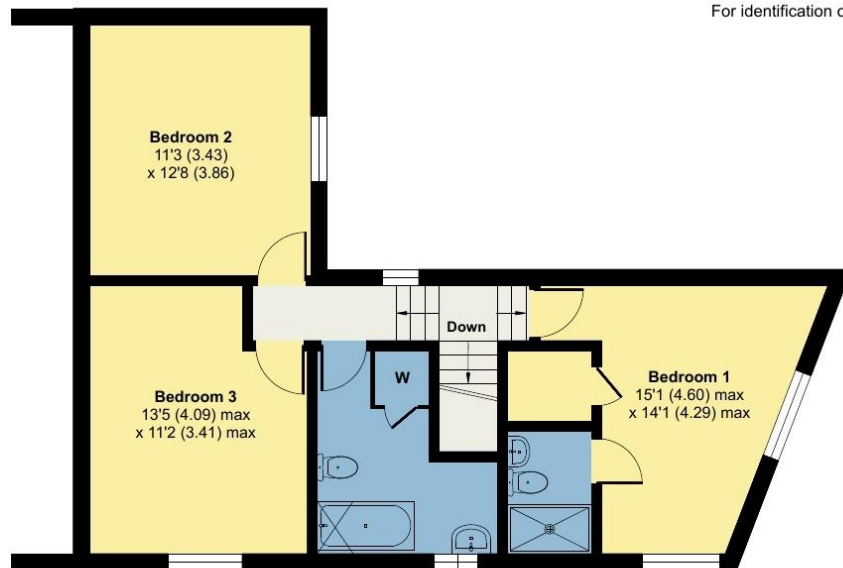
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Fairbank, Kirkby Lonsdale, Carnforth, LA6

Approximate Area = 1615 sq ft / 150 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hackney & Leigh. REF: 1267894

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Request a Viewing Online or Call 015242 72111