



Kirkby Lonsdale

£545,000

10 Swine Market, Kirkby Lonsdale, Carnforth, LA6 2FT

Situated in the heart of the picturesque Market Town of Kirkby Lonsdale, 10 Swine Market is a delightful Grade II Listed home that effortlessly combines traditional charm and comfort. This enchanting property boasts a wealth of period features, including beams, exposed stonework and some original windows, all of which add to its undeniable character.

As you approach, you'll be greeted by a the front aspect patio; a real sun trap, perfect for al fresco dining or simply soaking up the spring and summer rays.

Quick Overview

- Delightful Grade II Listed Home
- Generous Living Spaces
- Well Appointed Accommodation
- Traditional Features Throughout
- Brimming with Character and Charm
- Lovingly Maintained & Well Presented
- Peaceful yet Central Location
- Walking Distance to all Local Amenities
- South Facing Patio to the Front
- Ultrafast Broadband Available



4



3



2



E



Ultrafast
Broadband*



Permit Parking
Available

Property Reference: KL3628



Entrance Hall



Living Room



Kitchen



Dining Room

Step inside to the entrance hall, which offers ample space for coats and shoes, with the added benefit of underfloor heating. There is a convenient cloakroom with W.C. and hand washbasin, ideal for guests.

The cosy living room features a front aspect window and multifuel stove set within an exposed stone surround, creating a warm and inviting atmosphere. From the hallway, stairs descend to a the deceptively large cellar, equipped with light and power, and providing access outside.

The heart of this home is undoubtedly the kitchen/dining room. Bathed in natural light, the bespoke kitchen, crafted by the current owners, comprises worktops and shelving, with space for a large oven and slimline dishwasher. The adjoining dining area, complete with a gas fire, is perfect for family gatherings and also features underfloor heating. A handy utility/pantry area provides additional storage and space for a washing machine and fridge freezer.

Following the stairs to the first floor, you'll discover three well-appointed bedrooms. Bedroom two is a beautiful double room with dual aspect windows offering views to the rear, while bedrooms three and four enjoy a front aspect. The modern shower room features a walk-in shower with a waterfall head, vanity units, and an airing cupboard housing the boiler. The landing also boasts a large feature window, flooding the space with light.

On the second floor, the main bedroom awaits-a generous double room with vaulted ceilings and ample storage, along with a walk-in wardrobe space, and an en suite with a corner shower. This versatile space also boasts a dressing room/study, perfect as a dressing area or office space for those who work from home.

10 Swine Market is a truly special home, offering a unique blend of historical charm and contemporary living in a sought-after location. Don't miss the opportunity to make this enchanting property your own.

Accommodation with approximate dimensions:

Ground Floor

Living Room 14' 11" x 9' 7" (4.55m x 2.92m)

Kitchen/Dining Room 22' x 8' 9" (6.71m x 2.67m)

Utility 7' 5" x 5' 8" (2.26m x 1.73m)

Lower Ground Floor

Cellar 16' 6" x 11' 7" (5.03m x 3.53m)

Cellar 9' 6" x 8' 1" (2.9m x 2.46m)



Living Room



Kitchen/Dining Room



Bedroom Two



Bedroom Two



Bedroom Three



Bedroom Four

First Floor

Bedroom Two 14' 4" x 9' 1" (4.37m x 2.77m)

Bedroom Three 13' 3" x 9' 9" (4.04m x 2.97m)

Bedroom Four 10' 3" x 7' 4" (3.12m x 2.24m)

Second Floor

Bedroom One 16' 9" x 12' (5.11m x 3.66m)

Dressing Room 9' 2" x 6' 11" (2.79m x 2.11m)

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).

Please note, this property has a flying freehold.

Council Tax

Westmorland and Furness Council. Band D.

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 ///chariots.pyramid.debit

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).



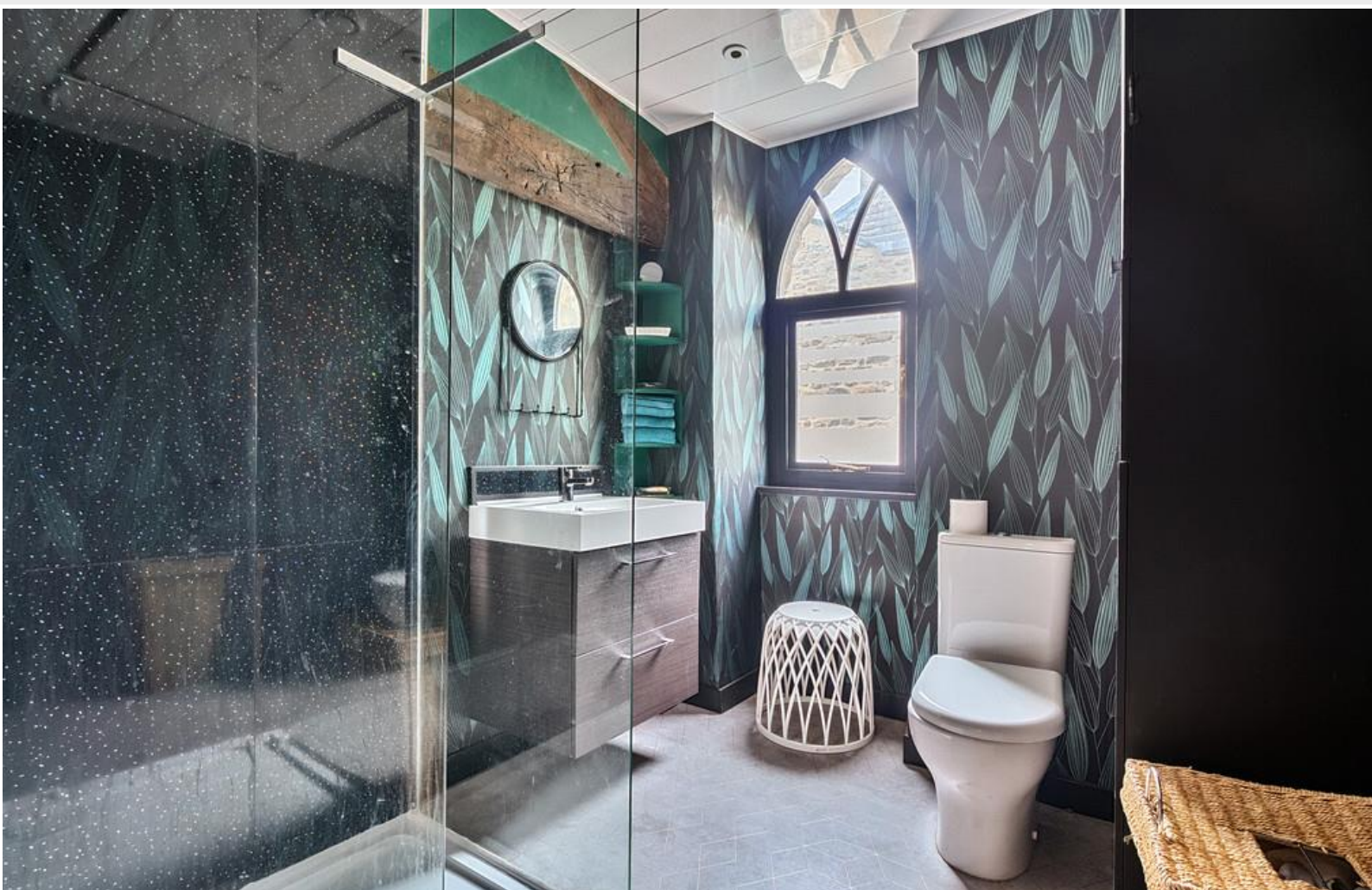
Bedroom One



Bedroom One



En Suite



Shower Room

[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 Tooke

Sales Team

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



Matilda Stuttard

Sales 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**



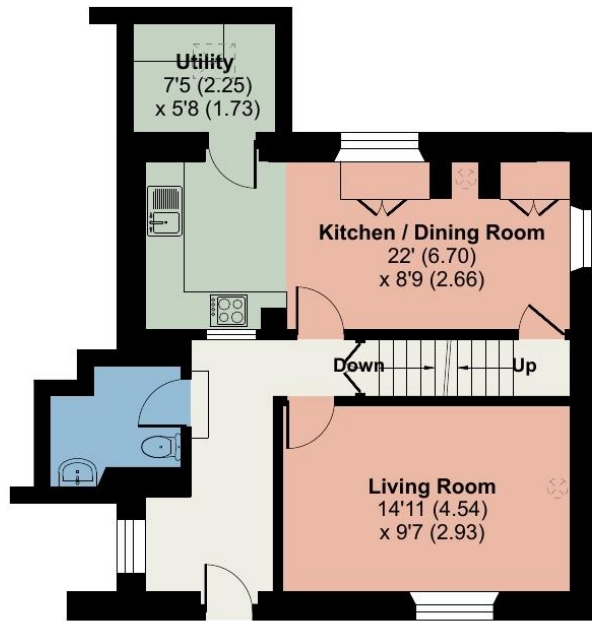
Can we save you money on your **mortgage**? Call us on: **01539 792033**

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

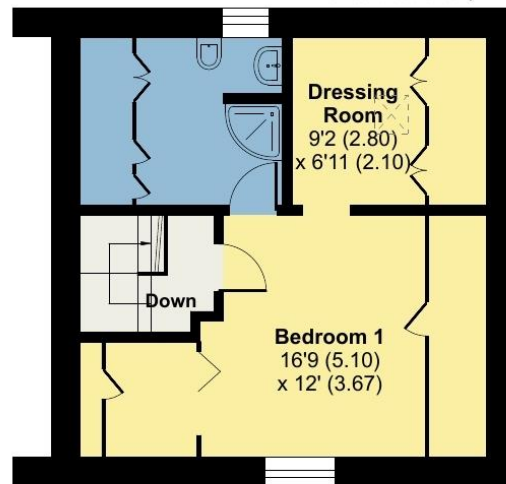
Swine Market, Kirkby Lonsdale, Carnforth, LA6

Approximate Area = 1775 sq ft / 164.9 sq m

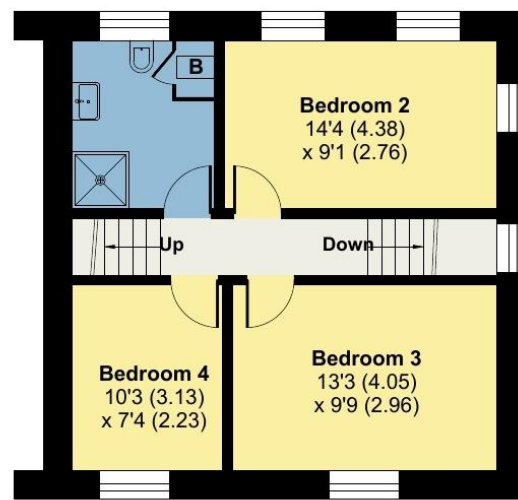
For identification only - Not to scale



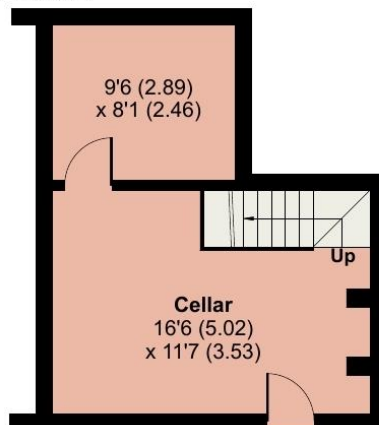
GROUND FLOOR



SECOND FLOOR



FIRST FLOOR



LOWER GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Hackney & Leigh. REF: 1280218

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 24/04/2025.

Request a Viewing Online or Call 015242 72111