

Kirkby Lonsdale

£385,000

13 The Meadows, Kirkby Lonsdale, Carnforth, LA6 2GY

Tucked away at the rear of this exclusive development, 13 The Meadows offers peace, privacy, and truly spectacular, uninterrupted views across open countryside and the Lune Valley. This beautifully updated three-bedroom, two-bathroom apartment is presented to an exceptional standard throughout, with first-class finishes, underfloor heating on the ground floor, and high-quality fixtures and fittings.

The Meadows is a desirable residential development on the outskirts of the thriving market town of Kirkby Lonsdale, just a short drive from the town centre. Situated at the meeting point of Cumbria, Lancashire, and North Yorkshire, Kirkby Lonsdale has recently been named one of The Sunday Times' Best Places to Live in the UK 2025, praised for its strong community spirit, independent shops, historic charm, and breath-taking surroundings.

Quick Overview

Located in one of The Sunday Times' Best Places to Live in the UK 2025 and Voted Best 51

Homes in UK

Quiet Rear Position Within a Desirable

Development

Three Double Bedrooms and Two Modern

Shower Rooms

Far-Reaching Views Over Open Countryside

Stylish Open-Plan Kitchen/Dining/Living Room

High-Quality Kitchen With Integrated Appliances

Private Balcony

Communal Gardens With Pond and Lawned

Areas

Allocated Parking Space and Visitor Parking

Ultrafast Broadband

Property Reference: KL3660



3



2



1



C



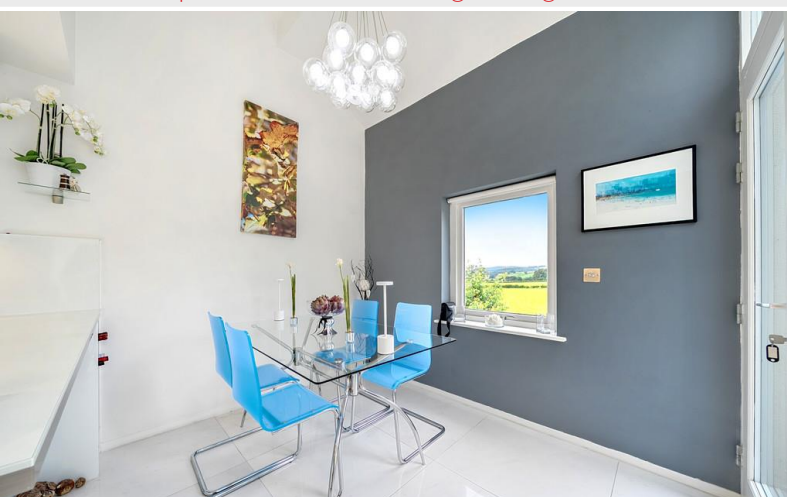
Superfast
Broadband



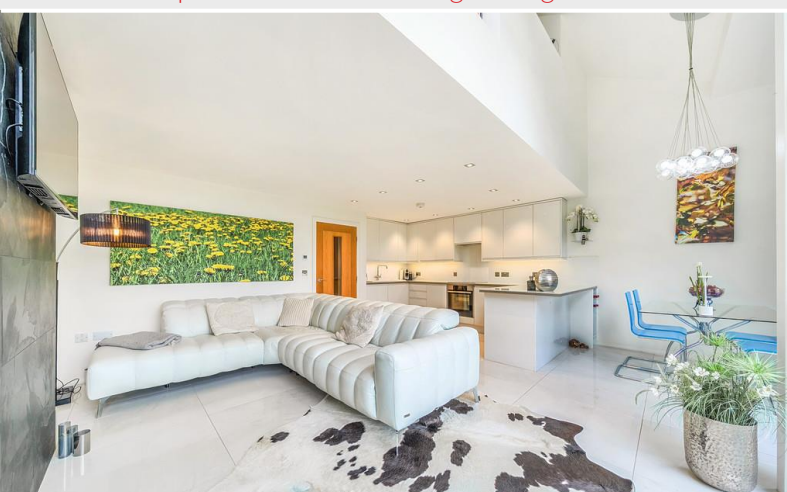
Allocated
Parking



Open Plan Kitchen/Living/Dining Room



Open Plan Kitchen/Living/Dining Room



Open Plan Kitchen/Living/Dining Room



Open Plan Kitchen/Living/Dining Room

Step into a smart communal entrance, complete with a telephone entry system and individual post boxes by the entrance. Once inside the apartment, you're greeted by a welcoming entrance hall with porcelain floor tiles that run through the entrance hall and living area, with a staircase to the upper floor and a practical storage cupboard for coats and shoes.

Your eye is immediately drawn to the heart of the home - a stunning open-plan kitchen, dining, and living area. Bathed in natural light from a floor-to-ceiling windows and glazed door to the private balcony, this space is ideal for relaxing and soaking in the views. The kitchen has been thoughtfully designed with sleek high-gloss white cabinetry, a glass-finish worktop, boiling water tap, and integrated appliances including a halogen hob, electric oven, two fridges, a dishwasher, and extractor fan. The dining area offers a natural flow from the kitchen, while the sitting area is anchored by a feature slate chimney breast, adding character and warmth.

The first floor hosts two versatile double bedrooms with oak flooring. Bedroom one enjoys a Juliet balcony and is situated to the front of the property. Bedroom three, currently used as a second living room/snug, features under-stairs storage and could easily serve as a home office or games room.

A stylish modern shower room with shower, WC, basin are all complimented by the slate walls and flooring which completes the ground floor.

Upstairs, the limestone floor tiles on the staircase also run throughout the second floor giving a stylish finish. The landing area functions as a dressing space, with cupboards including a laundry area and storage for the boiler and hot water cylinder. The luxurious principal bedroom suite is galleried to below and features a walk-in wardrobe and a second sleek shower room next door.

The glass and chrome balcony is a standout feature - the perfect spot for morning coffee or al fresco dining, with uninterrupted views across open fields and rolling hills. The development is surrounded by landscaped communal gardens with manicured lawns, deep flower beds, and a picturesque pond, providing a peaceful and attractive setting.

There is a private allocated parking space plus additional visitor parking available.



Open Plan Kitchen/Living/Dining Room



Open Plan Kitchen/Living/Dining Room



Bedroom Two



Bedroom Two



Bedroom Three/Snug



Shower Room

Accommodation with approximate dimensions:

Open plan Living/Kitchen/Dining Room 20' 4" x 19' 3" (6.2m x 5.87m)

Bedroom Two 15' 5" x 13' 5" (4.7m x 4.09m)

Bedroom Three 9' 8" x 9' 5" (2.95m x 2.87m)

Bedroom One 14' 9" x 12' 4" (4.5m x 3.76m)

Parking

The property benefits from a private allocated parking space, with additional visitor parking available.

Tenure

Leasehold 999 years from 1st April 2006. The Meadows Management Company, annual management fee of £1,164.50 paid twice in March & September.

Upkeep and maintenance of all communal areas and gardens.

- Buildings insurance of all properties.
- Maintenance and repair of the shared private sewage treatment plant and drainage
- Payment of electricity charge for treatment plant, external lighting and pumped water feature to the pond.
- External window cleaning.
- External decorating
- Management of refuse collection area.

Commercial letting is permitted at this property.

Council Tax

Lancaster City Council - Band D

Services

Mains water, mains electricity, mains gas, shared drainage.

Energy Performance Certificate

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

What3words:

///gamer.shall.quoted

Viewings

Strictly by appointment with Hackney & Leigh.

Conditions applying to ownership

No dogs or pets are allowed on The Meadows site.



Bedroom One



Shower Room



Balcony



Views

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-

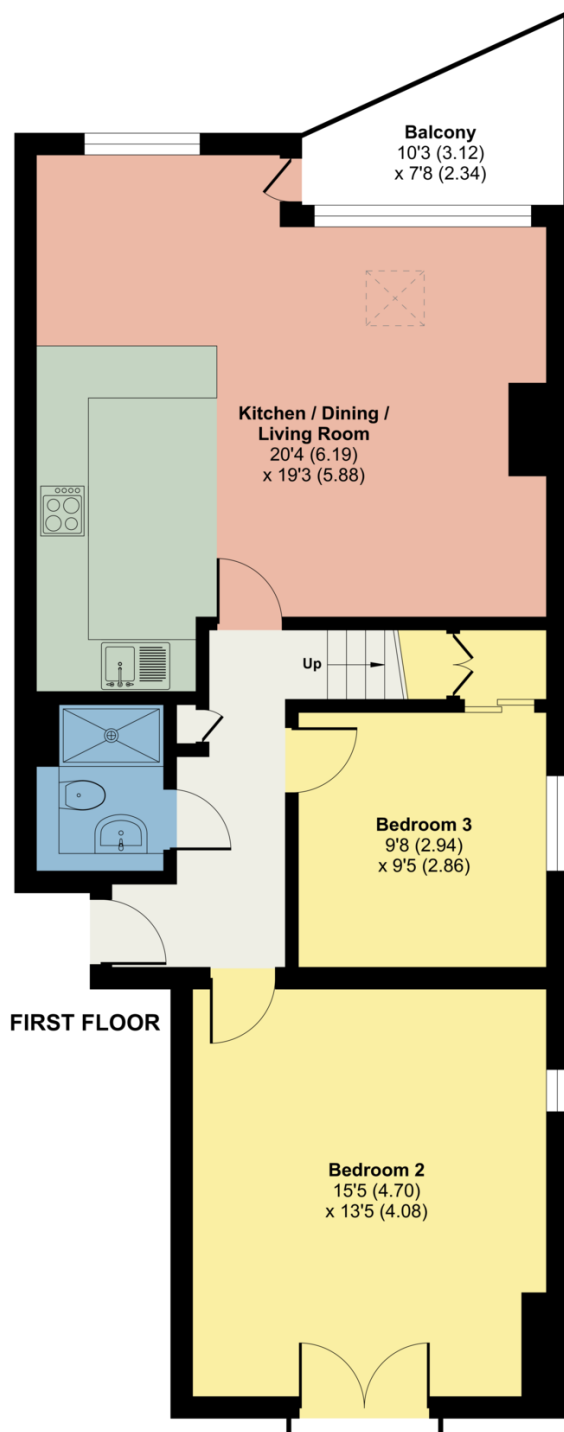
The Meadows, Kirkby Lonsdale, Carnforth, LA6

Approximate Area = 1168 sq ft / 108.5 sq m

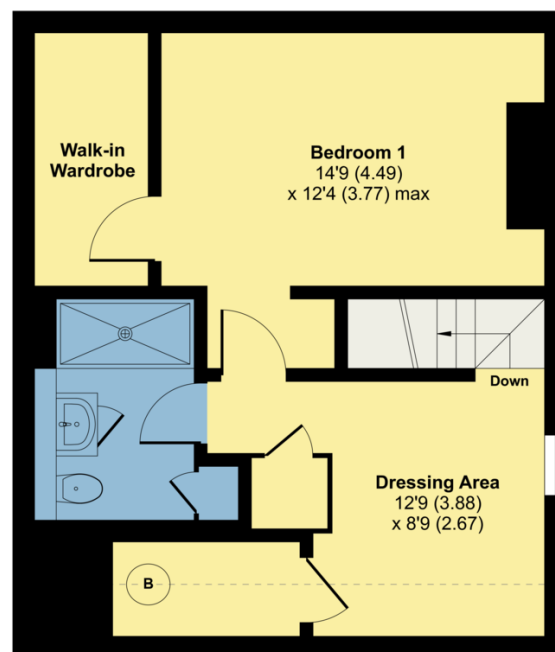
Limited Use Area(s) = 33 sq ft / 3 sq m

Total = 1201 sq ft / 111.5 sq m

For identification only - Not to scale



FIRST FLOOR



SECOND 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: 1321669

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).

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 16/07/2025.

Request a Viewing Online or Call 015242 72111