



## Kirkby Lonsdale

£280,000

7 Main Street, Kirkby Lonsdale, Carnforth, LA6 2AQ

A great opportunity to purchase a traditional stone and slate end terraced property which offers scope for improvement. Located in the sought after and award winning market town of Kirkby Lonsdale and is convenient for both the Lake District and the Yorkshire Dales.

The property benefits from easy access onto the M6 at Junctions 34, 35, or 36 with the A65 for travelling east on the edge of town. There are train stations at Oxenholme and Lancaster, on the main west coast line with direct trains to London Euston in under 3 hours.

### Quick Overview

Charming End Terraced Cottage

In the heart of the popular Lune Valley market town of Kirkby Lonsdale

Stone cottage arranged over part cellar, ground and two upper floors.

Three Double Bedrooms and Family Bathroom  
Main reception room and separate breakfast kitchen

Traditional cottage features with scope for improvement

Rare rear cobbled garden with double access gates suitable for off street parking

Walking distance to local amenities

Superfast 72 Mbps Broadband Available\*



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Superfast  
Broadband\*



Rear Yard with  
Space for 1 Car

Property Reference: KL3436





Kitchen



Living Room



Living Room



Rear Yard

## Property Overview

For those seeking a property to create into their ideal home or a successful holiday let, then look no further than 7 Main Street! A great opportunity for a new purchaser to create a home to suit their own tastes and needs.

You are first welcomed by the entrance hall with stairs leading to the first-floor and space for hanging hooks for storing coats and shoes. Turning right, you will find a living room; a pleasant space with cottage style features and window to the front aspect, enjoying an electric fire and feature beams.

The kitchen is situated to the rear of the property, fitted with a range of wall and base units with complementary working spaces, inset single drainer and stainless-steel sink unit. The kitchen leads on to a small rear vestibule with steps leading down to the cellar. A rear cottage door leads out to the rear garden.

The first-floor accommodation provides two double bedrooms with the main bedroom having a pleasant outlook to the front with cottage style windows and useful built in wardrobes providing ample storage. The second bedroom is another good sized double and has an aspect to the rear overlooking the Barbon Fells. The bathroom is a three-piece suite comprising bath with shower over, W.C. and vanity sink.

A door leads to a staircase to the second floor, the attic room, currently a third bedroom but a great office space which is filled with light from dormer and Velux windows.

## Location

Kirkby Lonsdale has been voted one of the top places to live in the North West of England for the fourth year in a row. With its range of independent shops, restaurants and bars, it is the ideal base from which to explore the surrounding spectacular countryside. The town is famous for Ruskins View and Devils Bridge. The river 'Lune' runs through the town providing a lovely circular walk for all.

The M6 is a short 10-minute drive away to Junction 36, providing easy access to Southern and Northern parts, as well as local towns such as Kendal and only 20 Miles to the ever popular Lakes District National Park

What3Words: [///quoted.pulps.tribe](https://www.what3words.com/quoted.pulps.tribe)



## Accommodation (with approximate dimensions)

### Ground Floor

Living Room 13' 10" x 10' 10" (4.22m x 3.3m)

Kitchen 11' 3" x 9' 4" (3.43m x 2.84m)

### First Floor

Bedroom One 15' 3" x 10' 6" (4.65m x 3.2m)

Bedroom Two 10' 11" x 8' 7" (3.33m x 2.62m)

### Second Floor

Bedroom Three 23' 5" x 13' 9" (7.14m x 4.19m)

## Property Information

### Outside

Small cobbled area to rear which is a great place for eating out with a table and chairs to sit on a summers evening, and/or alternatively a parking space for one vehicle.

### Services

Mains gas, water, drainage and electricity.

### Council Tax

Westmorland and Furness Council Band C.

### 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.

### 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



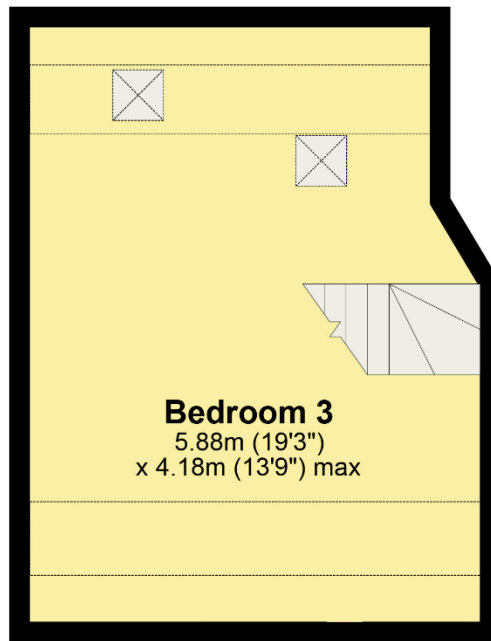
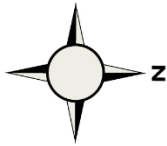
Bedroom Two



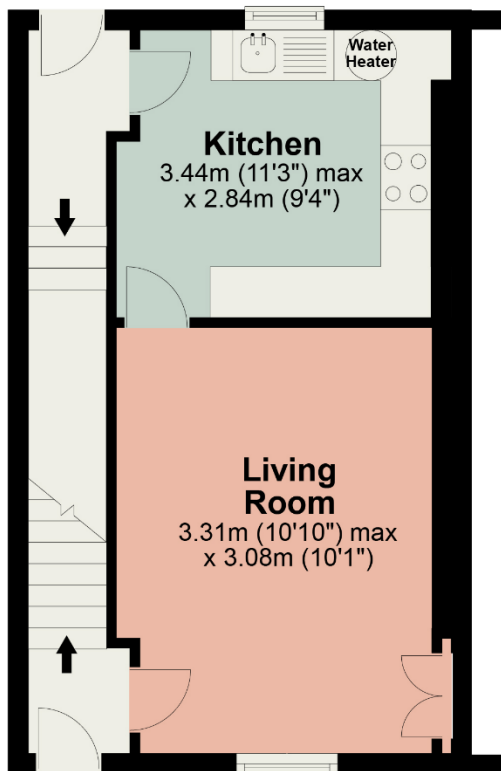
Bedroom Three



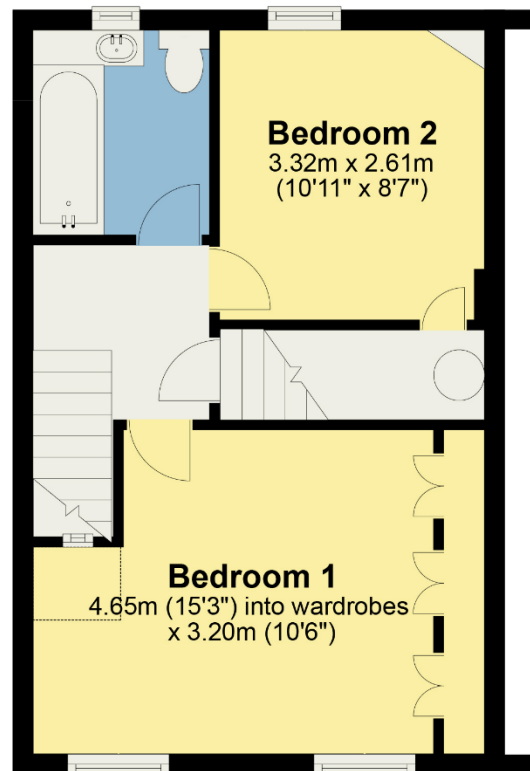
Views



**Second Floor**



**Ground Floor**



**First Floor**

**Total area: approx. 94.3 sq. metres (1015.1 sq. feet)**

For illustrative purposes only. Not to scale. REF: KL3436

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