



Kirkby Lonsdale

£240,000

8 Horse Market, Kirkby Lonsdale, Carnforth, Lancashire, LA6 2AS

Set in a prime central location, this charming Grade II Listed property offers a wonderful opportunity for those looking to add their own personal touch and create a home full of warmth and individuality.

Perfectly positioned within walking distance of Kirkby Lonsdale's many amenities, including independent shops, cafés, restaurants, and local markets, this home offers the best of town living in a picturesque setting. Whether you're seeking a full time residence or a relaxing weekend retreat, this delightful property invites you to be part of Kirkby Lonsdale's vibrant and welcoming community.

Quick Overview

- Charming Grade II Listed Terraced Cottage
- Cosy Living Spaces
- Character Features
- Walking Distance to all Local Amenities
- Unrivalled Views
- Wonderful, Shared Rear Garden
- Two Useful Outhouses for Storage
- Ideal First Home or Investment Opportunity
- No Onward Chain
- Superfast Broadband Available



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1



TBC



Superfast
Broadband*



Permit Parking
Available

Property Reference: KL3676



Living Room



Kitchen



Rear Yard



Shared Garden

Step inside to a welcoming living room, complete with a feature open fireplace and a front aspect window that fill the space with natural light. The adjoining kitchen provides wall and base units, complementary worktops, tiled splashbacks, and a stainless steel sink, along with space for appliances and a dining table.

From the kitchen, a small hallway gives access down to the cellar, which houses the boiler and offers useful storage space. A rear door leads out to the yard, where there is shared access between 6 and 8 Horsemarket via an alleyway from front to back.

There are two useful outbuildings; a "shared wash house" and "shared ash pit" which is used for dustbins. They are subject to a covenant to bear one half of the cost of maintenance and repair. There is an outside W.C., and a short cobbled yard with a couple of steps leading to a seldom found shared garden with lawn, planted borders, and beautiful open views stretching across the rear.

The first floor offers a light and bright double bedroom, along with a three piece bathroom comprising a bath with shower over, W.C., and pedestal sink. On the second floor, the attic room provides a flexible and private space, currently used as a bedroom but ideal as an occasional guest room, home office, or hobby area, complete with exposed beams, access to handy eaves storage and a large window boasting uninterrupted views of the countryside beyond.

Accommodation with approximate dimensions:

Ground Floor

Kitchen/Living Room 22' 5" x 9' 9" (6.83m x 2.97m)

Lower Ground Floor

Cellar 9' 7" x 6' 1" (2.92m x 1.85m)

First Floor

Bedroom 11' 9" x 9' 8" (3.58m x 2.95m)

Second Floor

Attic Room 18' x 10' 3" (5.49m x 3.12m)

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 C.

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 ///wire.townhouse.accent

Viewings

Strictly by appointment with Hackney & Leigh.

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N.B. The two shared outhouses are subject to a covenant to bear one half of the cost of maintenance and repair.



Bedroom



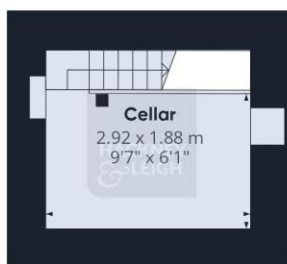
Attic Room



Bathroom



View



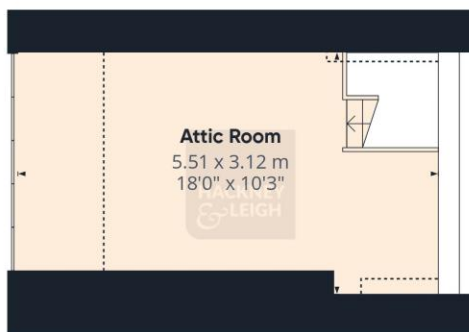
Floor -1



Floor 0



Floor 1



Floor 2



Approximate total area^m

59.8 m²

643 ft²

Reduced headroom

3.4 m²

36 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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