

THE OLD BAKERY

£625,000

2 Mitchelgate, Kirkby Lonsdale, LA6 2BE

With an interesting history dating back to the early 18th Century and bursting with immense character and charm, a Grade II Listed property, formerly two cottages, with a delightful walled garden to the rear.

Spacious and well-maintained accommodation is set over four floors with four/five bedrooms, two bath/shower rooms, sitting/dining room, welcoming living/dining kitchen, utility/laundry room with cloakroom, large cellar, integral garage and workshop. Lovely, private courtyard garden to the rear with verandah, seating terraces and well-stocked beds.

Situated within the heart of this ever popular and highly accessible Lune Valley town.





Welcome to **THE OLD BAKERY**

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Here's our **TOP TEN** reasons to love **The Old Bakery**:

1. **Alive with history** - being Grade II Listed and formerly two properties with a later extension, The Old Bakery is thought to date back to the early 18th century and has been an inn and more recently, Howarths Bakery which closed in c. 1957. The current owner has a framed original brown paper bag on the walls in the kitchen. There was also evidence of the principal bedroom being used as a tailor's workshop and the rooms to the south, on the first floor used to make shot for guns. One of the stone slabs in the cellar is believed to be an old gravestone from a stonemason on Bective Road.
2. **Character and charm abounds** - many of the original features remain with oak ceiling beams, lintels, timber uprights, pine panelled doors, sash windows with panelled seats, niches, stone internal steps, oak staircase, wall panelling, decorative terracotta basin, moulded architraves and picture and dado rails.
3. **Come on in** - with an approximate internal area of 3059 sq ft (284.2 sq m) including the cellar and garage, the accommodation is spacious with well-proportioned rooms. There is a central door but the current owner uses the timber door to the side for everyday use. The hall leads into a spacious dual aspect L-shaped **sitting/dining room** with two bowed windows and door out to the courtyard garden.
4. **Sociable living dining kitchen** being open to the apex, the L-shaped room is light filled and welcoming. The kitchen is fitted with base and wall units, gas hob and electric oven and grill and has two large windows to one wall overlooking the garden, as well as two skylight windows. Backing up the kitchen, is a **utility/laundry room** with base and wall units, sink unit and space for a washing machine. There is also a separate **cloakroom**.
5. **Good sized cellar**, c. 246 sq ft (22.9 sq m) - stone steps lead down to an excellent cellar with flagged floor, stone stillages and a door into the garden.
6. **Sweet slumber** - a return staircase leads to a first floor landing. The generous **principal bedroom** has built-in wardrobes to one wall and an open arch leading to the **dressing room** with additional wardrobe space. There is also an en suite shower room. There are **two further doubles**. The modern four piece bathroom is a good size and attractively fitted. Also to the first floor is an **office** with fitted furniture.
7. **Second floor** - the staircase continues up to a landing with two rooms off. **Bedroom 4** is open to the apex with beams, oak panelling and has a large Velux providing lovely roof top views. There is also a useful **store room/bedroom 5** also with a Velux.
8. **Parking** - double timber doors lead directly into a **large single garage** with useful **workshop** to the rear.
9. **Delightful walled courtyard garden to the rear** - being west facing with well-stocked borders, the garden bursts with colour in the spring and summer months including a feature clematis covered former street lamp; it's private and the perfect sanctuary from which to escape the hustle and bustle of everyday life. A glazed verandah has been added for covered seating and doors lead out from the sitting room, the kitchen, utility room and also from the cellar.
10. **In the heart of the award winning and ever popular town of Kirkby Lonsdale**, within the stunning Lune Valley - for further information on the surrounding area, please visit page 5.







Grade II Listed charm in the heart of this sought-after town

The **Lune Valley** begins just a few minutes' drive from Lancaster and borders the Forest of Bowland Area of Outstanding Natural Beauty and the Yorkshire Dales. It is one of the countries most picturesque areas and its scenic landscapes have, for centuries, inspired many writers and artists.

The Cumbrian market town of **Kirkby Lonsdale** is an ever popular choice with a wide range of first and second home buyers. It's not hard to see why; part of the town is a Conservation Area and it's a little gem that packs a punch with a host of independent shops, bars and restaurants. To support the local population, there's a good range of local facilities - a bank, churches, the Post Office, Booths supermarket, Boots chemist, an optician, doctors and dentists' surgeries, all within a short walking distance of Mitchelgate.

Gateway to the Lake District, the historic market town of **Kendal** (13.8 miles) and the Georgian city of **Lancaster** (16.9 miles via A683) provide a wider range of commercial and recreational facilities. Lancaster is also home to Royal Lancaster Infirmary.

One of the main reasons families seek out Kirkby Lonsdale houses is the good schools - within walking distance you'll find St Mary's primary school and highly-regarded Queen Elizabeth secondary school. Further afield there's Dallam, a mixed comprehensive world school with state boarding at Milnthorpe.

The area is also well served by private schools, including Sedbergh (with the Preparatory School at Casterton), Giggleswick and Windermere and for further and higher education, Lancaster University, the University of Cumbria, Lancaster & Morecambe College and Kendal College.

The great outdoors is on your doorstep - situated close to the **Yorkshire Dales**, the **Lake District National Park** and **Forest of Bowland AONB**, the area provides a stunningly scenic and natural adventure playground for walkers, climbers, cavers, wild swimmers, potholers, horse riders, cyclists and sailors. If you fancy a coastal walk, the **Arnside and Silverdale AONB** and **Morecambe Bay Estuary** are not too far away or take a stroll along the traffic free promenade at Grange-over-Sands.

If you play golf, courses are at Kirkby Lonsdale, Casterton, Sedbergh, Kendal and Settle.

Getting about by car is easy; access to the motorway network is excellent at J34, J35, or J36 as well as onto the A65 for travelling east into Yorkshire.

Letting the train take the strain - there are stations on the West Coast main line at Lancaster (15.8 miles via the B6254) and Oxenholme (9.6 miles) with direct trains to Euston (if you need to commute to London then this is a great choice of location to balance quality of life for the whole family against work commitments), Glasgow and Edinburgh. Camforth's historic train station is on the Northern Line with services to Lancaster, Barrow-in-Furness, Leeds and Manchester airport and is 11.4 miles distant.

For travel by air, there is a choice of airports: Leeds Bradford (50.9 miles) Manchester (81.2 miles) and Liverpool (86.4 miles).

To find the property - from J36 of the M6 head towards Kirkby Lonsdale. After passing the Texaco garage on the right, take the next turning on the left onto Kendal Road and follow the road down, between the two schools. Continue past the left hand turnings to Harling Bank, Lowgate and Abbotsgate and at the junction bear left onto Mitchelgate. The Old Bakery is at the bottom on the right handside. For viewings, please park up in town and proceed to the property on foot.

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Services and specifications

- Mains electric, gas and drainage
- Metered mains water
- Gas central heating
- Fibre optic broadband connected





The finer details

Council Tax

The Old Bakery is currently banded E for Council Tax purposes. Potential purchasers are advised to verify this information for themselves.

Local and Planning Authority

Westmorland and Furness Council

W: www.westmorlandandfurness.gov.uk

Please note

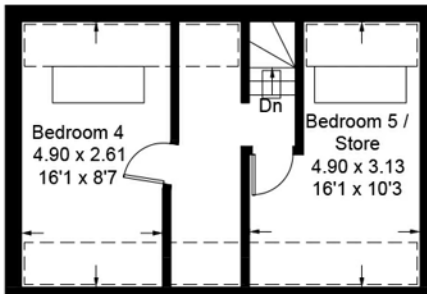
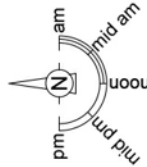
- Carpets and curtain poles are included in the sale
- The property is Grade II Listed

Money Laundering

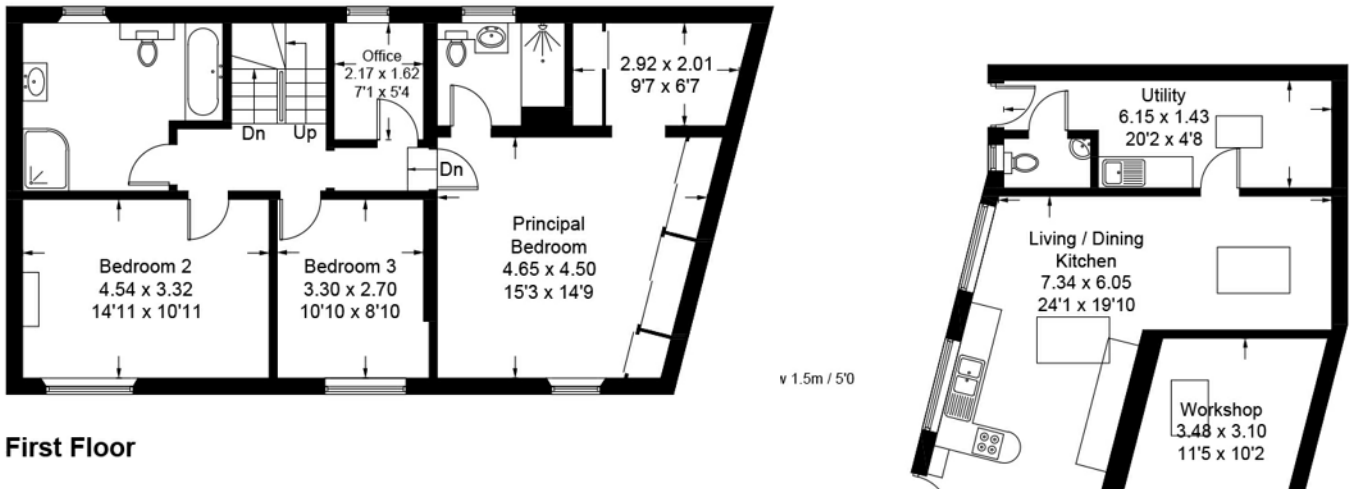
Prospective buyers should be aware that in the event that they make an offer for the property, they will be required to provide the agent with documents in relation to the Money Laundering Regulations; one being photographic ID, i.e. driving licence or passport and the other being a utility bill showing their address. These can be provided in the following ways: by calling into the agent's office with copies or by way of a certified copy provided via their solicitor. In addition prospective buyers will be required to provide information regarding the source of funding as part of the agent's offer procedure.

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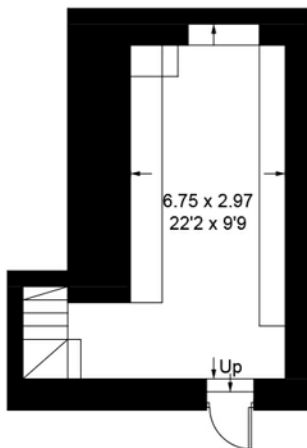
Approximate Gross Internal Area = 261.3 sq m / 2813 sq ft
 Cellar = 22.9 sq m / 246 sq ft
 Total = 284.2 sq m / 3059 sq ft
 (Including Garage)



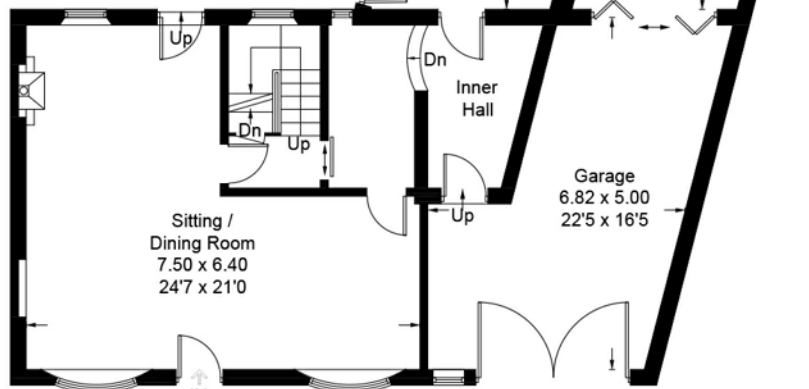
Second Floor



First Floor



Cellar



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID988836)

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