

THORNFIELD

£940,000

6 Main Street, Kirkby Lonsdale, LA6 2AE

An impressive and handsome mid terrace Victorian town house.

Victorian splendour - previously occupied as offices, converted into a residential property in 2016, and renovated to a very high standard, the stylish and beautifully presented accommodation is set over four floors offering drawing room, dining kitchen, staircase hall, cloakroom, cellar rooms providing a workshop and store rooms, three first floor double bedrooms, study, en suite shower room and family bathroom. To the second floor is a suite of rooms which could be used as a separate annexe, providing three further double bedrooms, bathroom and a media room with kitchenette. There is private parking for three cars, a rarity in the town and a private walled, flagged courtyard to the rear.

This really is one not to miss - ready for you to move straight into and start enjoying life in this award winning town.





Welcome to **THORNFIELD**

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One of the English countryside's unspoiled gems with undulating rolling hills and scattered villages, **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.

The Cumbrian market town **Kirkby Lonsdale** is an ever-popular choice, with a wide range of first and second home buyers and it's not hard to see why. It boasts a host of independent shops and if it's places to eat you're looking for you'll be spoilt for choice! The town provides a good range of local facilities - a bank, churches, a Post Office, a branch of Boots, a Booths supermarket, an opticians, doctors' and dentists' surgeries, as well as a range of commercial businesses, **all within walking distance of Thornfield.**

The historic market town of **Kendal**, known as the Gateway to the Lakes (13 miles) and the Georgian city of **Lancaster** (15 miles via the B6254) provide a comprehensive range of facilities. Lancaster is also home to Lancaster University, Lancaster & Morecambe College and Royal Lancaster Infirmary.

Schools are located in Kirkby Lonsdale with St Mary's primary school and Queen Elizabeth secondary school with 6th form academy status, Dallam, a mixed comprehensive world school with state boarding at Milnthorpe and the Boys' and Girls' Grammar schools at Lancaster. The area is also well served by private schools, including Sedbergh (with the Preparatory School at Casteron), Giggleswick and Windemere.

For those keen on outdoor pursuits, could there be a better placed location? The glorious countryside of the **Yorkshire Dales** and **Lake District** National Parks, the Lune Valley and Forest of Bowland is all on your doorstep. The perfect playground for walkers, climbers, cavers, potholers, cyclists and sailors, and if you fancy a walk by the sea, the **Arnside and Silverdale AONB** and **Morecambe Bay** are close by.

For travelling further afield:

Getting about by car is easy, accessibility to the motorway network is excellent with J36 of the M6 just 6 miles away and the A65 for travelling east on your doorstep.

Travel by train - there is a station on the West Coast main line at Oxenholme (11 miles) with trains to Euston, Manchester, Glasgow and Edinburgh if you need to commute. Historic Camforth train station is on the Northern Line with services to Lancaster, Barrow-in-Furness, Leeds and Manchester airport.

Travel by air, there is a choice of airports: Leeds Bradford (50.6 miles) Manchester (74 miles) and Liverpool (83 miles).

To find the property - from the M6, J36 head along the A65 towards Kirkby Lonsdale and take the third turning into the town onto Main Street and Thornfield can be found on the left handside after approximately 0.1 miles distant.

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Impressive and beautifully presented Victorian town house

Striking, imposing, impressive, splendid, elegant - there are many adjectives which could be used to describe Thomfield and all would be accurate.

Situated within the heart of this award winning Lune Valley town, this mid terrace four storey property offers spacious and versatile accommodation (c. 2652 sq ft [246.4 sq m] excluding the cellars) with well-proportioned, elegant and stylishly presented light filled rooms. There are also some lovely easterly fell views from the front of the house, particularly from the second floor where you glimpse Ingleborough in the distance.



Purchased by the previous owners in 2016, they completed a sensitive conversion of a suite of offices retaining many of the stunning original features (stained and leaded top light window, splendid, decorative tiled floor to the entrance hall, coricing, picture rails, ceiling roses, stone and cast iron fireplaces, four panel doors and an attractive staircase) sitting well with contemporary finishes.

Walk with us... up the stone steps which lead up to a covered entrance and into the **hall** off which is a **cloakroom** with high level Burlington Patent cistern.

The drawing room and living/dining kitchen are also off the hall - the **drawing room** is a good sized room with a large bay window, twin arched recesses with cupboards either side of the fireplace.

The welcoming **living/dining kitchen** is light and bright with bay window and overlooks the courtyard garden. There is a range of fitted base and wall units, a useful pantry cupboard and matching island units with breakfast bar, granite works tops. American style fridge/freezer, Rangemaster gas stove, integral dishwasher and boiler cupboard.



The **cellars** (308 sq ft [28.6 sq m]) provide space for a **workshop** with stone bench, a **log store** with stone bins and a **vaulted store** with flag floor.

The **staircase** leads to the first floor half landing off which is principal bedroom and **bedroom 3**. The generous **principal bedroom** has twin sash windows and an en suite shower room.

A short flight of stairs lead to the main landing where you'll find **bedroom 2** with a bay window and a **study**, both with fell views. The atmospheric four piece **house bathroom** has a herringbone floor, wall panelling, a free standing bath, separate shower cubicle, vanity wash basin with granite tops and W/C with high level flush. There is also a practical built in **laundry cupboard** with space for a washing machine and tumble drier and a pull-out laundry bin.

The staircase continues to the second floor with an inner landing leading to a three piece **bathroom, bedroom 5** with lovely views and the media room with feature inset electric lighting, rooftop views and a kitchenette.

The dramatic main second floor landing is open to the apex with two skylight windows and leads to **bedroom 4** with fabulous far reaching views towards Ingleborough and **bedroom 6/hobby room**.

This suite of rooms could be used as a separate annexe for teenagers or guests.

Outside space

Accessed through the arch, there are three private parking spaces - a rarity in Kirkby Lonsdale. A gothic style gate set in a stone arch (the gate came from Cark Primary School) leads into the private **walled, flagged courtyard** with covered **hot tub**. This a real sun trap and a great entertaining space for family and friends.



Services and specifications

- Mains electricity, gas and drainage
- Metered mains water
- Gas central heating with wood burning stove fitted in ????
- Fibre broadband connection available
- Double glazed windows set in anthracite frames, replaced in 2023
- Underfloor heating in the kitchen
- Bespoke handmade kitchen, media room kitchenette and main bathroom units by Mark James of Clapham
- Indian sandstone flagged floor in the kitchen
- Kardean floor to the first floor bathroom
- Mood lighting in the kitchen and media room
- Sensor lighting on the landings





The finer details

Council Tax

Thornfield is banded F 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 T: 0300 373 3300

Please note

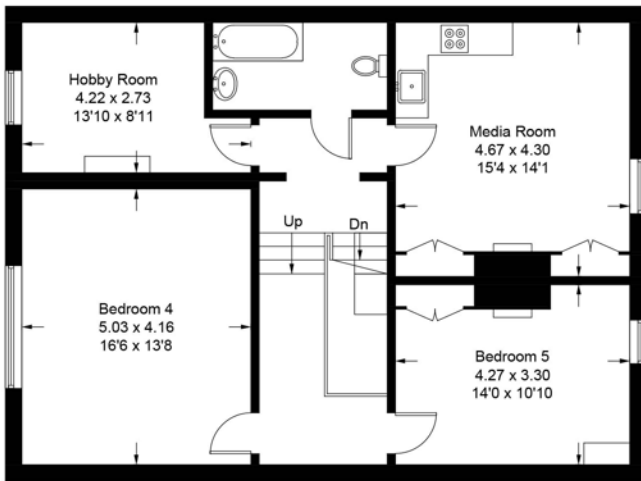
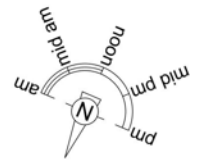
- Carpets, some curtains and blinds, curtain poles, some light fittings and integral white goods are included in the sale
- Some curtains, blinds and light fittings as well as the hot tub are available by separate negotiation
- There is a flying freehold for the first and second floor above the access, which provides access for parking to the rear for numbers 10, 8 & 4 Main Street.

Money Laundering

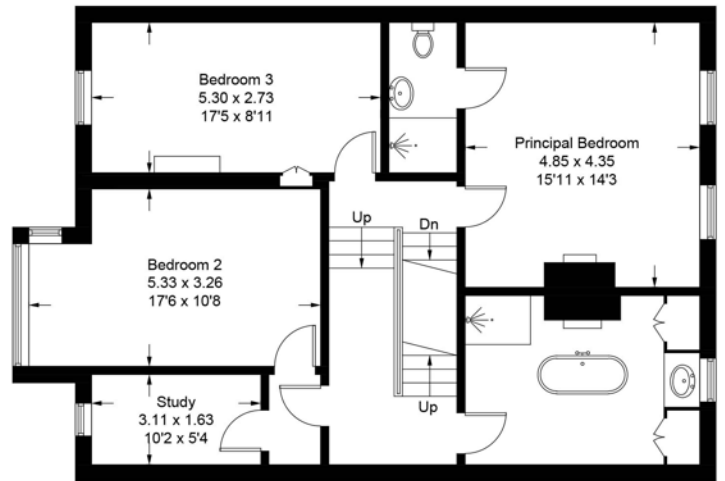
Prospective buyers should be aware that in the event that they make an offer for the property, they will be required to provide the agent with documents in relation to the Money Laundering Regulations; one being photographic ID, i.e. driving licence or passport and the other being a utility bill showing 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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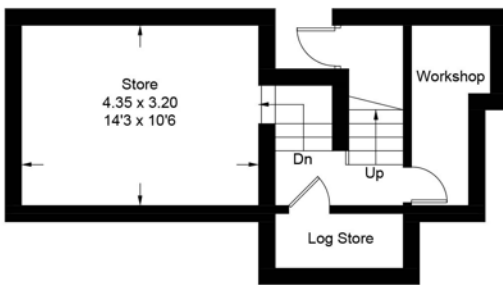
Approximate Gross Internal Area = 246.4 sq m / 2652 sq ft
 Cellar = 28.6 sq m / 308 sq ft
 Total = 275.0 sq m / 2960 sq ft



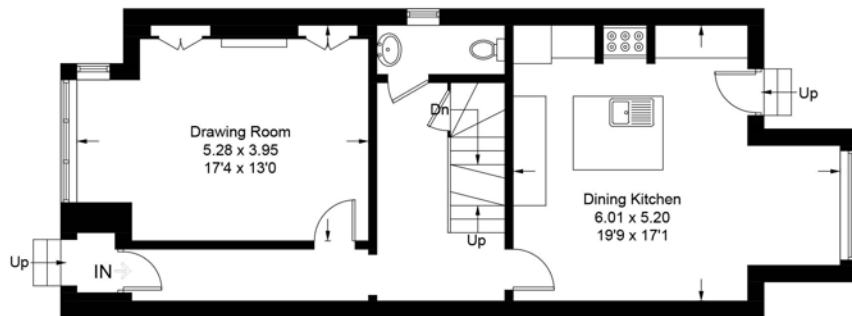
Second Floor



First Floor



Cellar



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1084336)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		70	81
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			

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