

9 MAIN STREET

£895,000

Kirkby Lonsdale, LA6 2AQ

Georgian splendour - dating back to the 17th Century, an impressive Grade II Listed town house with many attractive character features and extensive, adaptable accommodation, a landscaped garden and private parking.

Fully refurbished since the current owners' purchase in 2018 and set over four floors with spacious accommodation, and quality fixtures and fittings, there's a welcoming dining kitchen, sitting room, hall/snug, lower ground floor 'cinema' room, shower room and utility/laundry and large store with four double bedrooms and two stylish bathrooms set over two floors. Rear landscaped courtyard garden with some lovely views, pergola and summerhouse and highly sought after within the town, private parking for three cars.

A splendid family house centrally situated within the award winning and ever popular town of Kirkby Lonsdale and within walking distance of all the facilities.





Welcome to **9 MAIN STREET**

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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 National Landscape (formerly an AONB, Area of Outstanding Natural Beauty) and the Yorkshire Dales.

The awarding winning 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 Chemist, Booths supermarket, an opticians, doctor's and dentists' surgeries, as well as a range of commercial businesses, **all within walking distance of No. 9.**

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.

Putting education first - 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 Casterton), Giggleswick and Windermere.

Surrounded by glorious countryside - the Yorkshire Dales and Lake District National Parks as well as the Lune Valley and Forest of Bowland National Landscape are all on your doorstep. The perfect playground for walkers, climbers, cavers, potholers, cyclists, horse riders and sailors, and if you fancy a walk by the sea, the Arnsdale and Silverdale National Landscape and Morecambe Bay Estuary are close by.

Accessibility

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.

Let the train take the strain - 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 Carnforth 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 9 Main Street can be found on the right hand after approximately 0.1 miles distant.

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Georgian splendour

9 Main Street is situated centrally within the award winning town of Kirkby Lonsdale and within walking distance of all the facilities.

Grade II Listed, this impressive property has origins dating back to c. 1660 and was believed to have been a Malt Kiln. The Georgian facade was added later, c. 1800 and the property boasts original character and many attractive features with high ceilings, tall windows allowing the natural light to flood in, flag and boarded floors, fireplaces, built-in cupboards, cornice, sash windows, some with panelled reveals and shutters and a cast iron range in the kitchen to name a few.

The extensive, versatile, light filled and stylishly presented accommodation is set over four floors, with a gross internal measurement of 2341 sq ft (217.5 sq m) including the cellar rooms.

Since the current owners' purchase in 2018, the property has undergone a complete refurbishment (rewiring, replumbing, new central heating, replastering and garden design) and is finished with high specification fixtures and fittings. Old and new sit seamlessly together here in a home sympathetically upgraded for 21st Century living.

Let us take you on a tour...

Come on in to the **staircase hall/snug**: the staircase sits to one end and the cosy snug with open fireplace to the other.

The good-sized **sitting room** has built-in cupboards, an arched recess and marble fireplace with decorative tiled slips and hearth.

The contemporary **dining kitchen** is fitted with base and wall units, sink unit with Quooker tap, pantry cupboard and an island unit with breakfast bar, both with Silestone worktops. Integral appliances comprise an induction hob, pull-out extractor, double electric oven and grill, dishwasher, microwave, wine cooler and full size fridge and freezer. The cast iron range set in a stone surround has been fully restored and when lit, warms the kitchen wonderfully in the winter months.

The **lower ground floor**, c. 514 sq ft (47.8 sq m) has a large **utility/laundry room** having base and wall units, sink unit, under counter space for a washing machine and tumble dryer, excellent storage, hot water cylinder and boiler.

There's also a **cinema room** and a three piece **shower room**.

...and so to bed with four double bedrooms set over two floors, all with original boarded floors.

To the first floor, bedrooms 2 and 3 are both situated to the front; **bedroom 2** is dual aspect with twin sash windows and a period fireplace with tiled hearth. **Bedroom 3** has oak floor boards and period fireplace with slate hearth. There is also a large **store cupboard** off the landing.

The staircase with built in cupboard continues to the second floor - the **principal bedroom** has oak floor boards, fitted furniture and a **dressing area** with further wardrobe space. **Bedroom 4**, currently used as an office also has exposed floor boards and a stone and cast iron fireplace.

Serving the four bedrooms over the two floors, are are **two stylish four piece bathrooms** with free standing baths, (one being stone), walk in showers and marble effect wall tiles.

Outside space

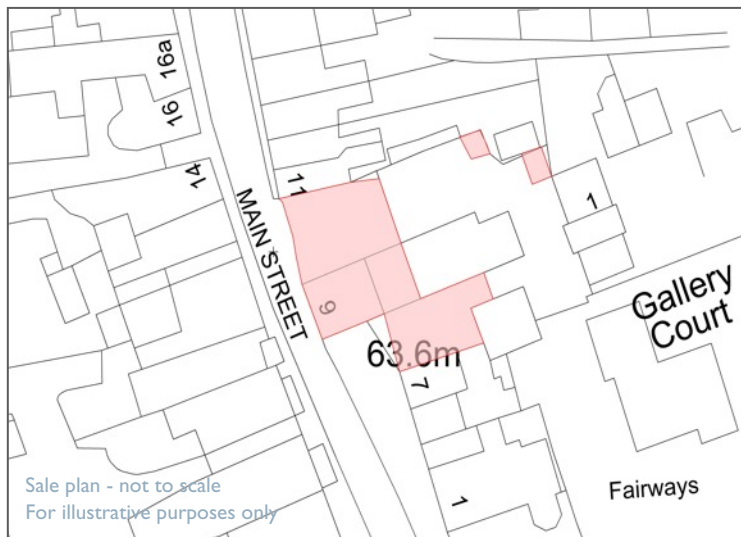
A rarity in Kirkby Lonsdale - there is **private parking for three cars**, two spaces to the east and one to the south east.

A **landscaped courtyard garden** being low maintenance is situated to the north with level lawn, flagged paths edged with sets, gravel areas, perfect for planted pots and troughs, decked terrace with pergola and a large summerhouse with store. There are lovely views towards the Casterton Fells to the east and to the west, a stone wall with Elaeagnus hedge and wrought iron railings and gate. It's a great space for entertaining family and friends.

Services and specifications

- Mains electricity, gas, water and drainage
- Zoned gas central heating controlled by Nest
- Double glazed windows to sitting room with plantation shutters
- Single glazed windows with secondary glazed units to the first and second floor windows
- Completely rewired in 2018
- Underfloor heating in both bathrooms
- Broadband connected
- Surround sound in cinema room
- Lutron mood lighting in the kitchen and cinema room
- Ceiling speakers with Sonos in the kitchen
- Sky connections to a numbers of rooms including the bedrooms
- Wi-Fi boosters on each floor
- CCTV and alarm system
- Sensor low level lighting in the bathrooms





The finer details

Council Tax

9 Main Street is currently banded E for Council Tax purposes. Potential purchasers are advised to verify this information for themselves.

Local and Planning Authority

Westmorland & Furness Council

W: www.westmorlandandfurness.gov.uk

Please note

- Carpets, curtains, blinds, curtain poles, some light fittings and integral appliances are included in the sale
- Some light fittings, white goods and summerhouse are available separately
- Freehold, with neighbouring property having a flying freehold over the kitchen - please ask the agents for further details
- There is a right of access over the cobbled area in favour of the neighbouring properties
- The property is Grade II Listed - List Entry Number 1146420

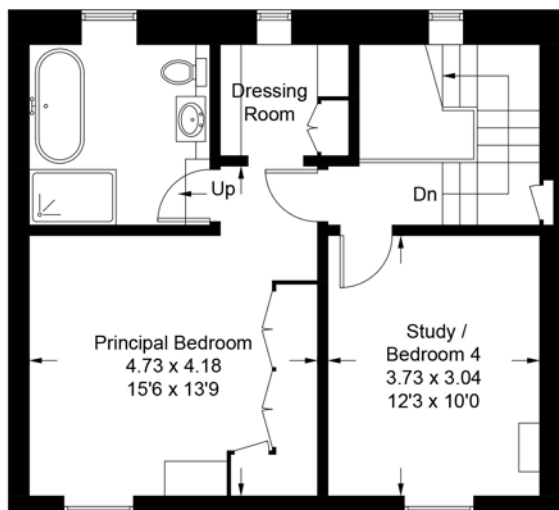
Money Laundering

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.

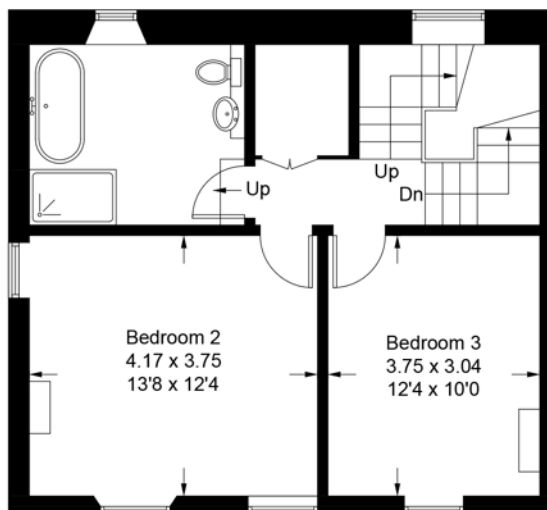


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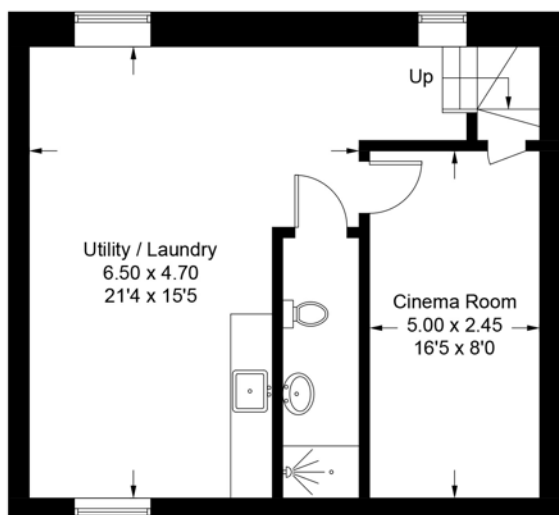
Approximate Gross Internal Area = 169.7 sq m / 1827 sq ft
Cellar = 47.8 sq m / 514 sq ft
Total = 217.5 sq m / 2341 sq ft



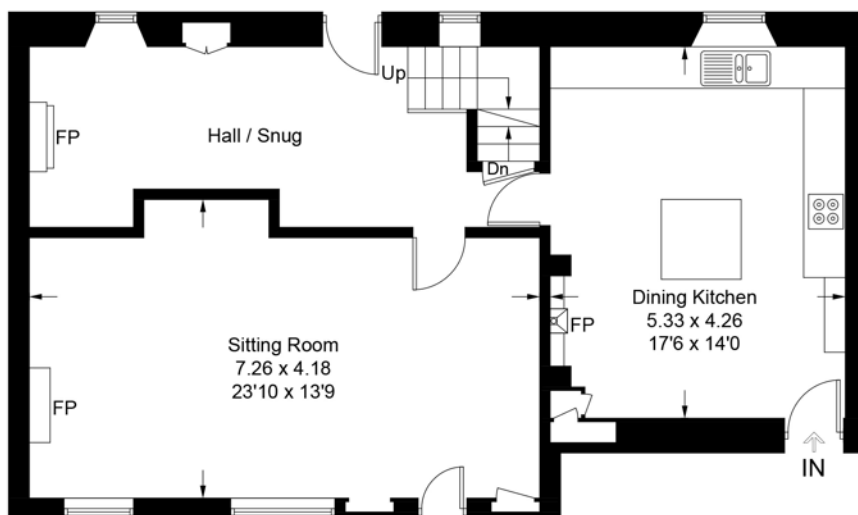
Second Floor



First Floor



Cellar



Ground Floor

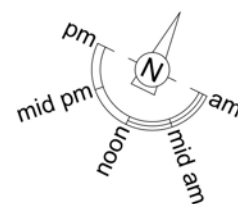


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