

## 13 THE MEADOWS

£400,000

Kirkby Lonsdale, LA6 2QY

**An impressive two storey apartment with stunning far reaching views, tucked away within this select development.**

Cool, calm and contemporary with an exceptional standard of finish and beautifully furnished interiors. Light and bright accommodation offers entrance hall, open plan living, dining kitchen with full height windows and access to balcony, two double bedrooms and a shower room to the first floor and a dressing room, laundry room, shower room and principal bedroom, galleried to below with walk-in wardrobe to the second floor. Private and visitor parking and surrounding communal landscaped gardens. Commercial letting is permitted.

**Highly convenient for Kirkby Lonsdale by car or on foot, as well as being well placed as a base to explore the Lakes and the Dales National Parks.**





## Welcome to **13 THE MEADOWS**

**£400,000**

Kirkby Lonsdale, LA6 2GY

### Here are our **TOP TEN REASONS TO LOVE 13 The Meadows.**

- 1. Stunning views** - located at the rear of this select development, there is a splendid open aspect across neighbouring fields.
- 2.** It's only a small development but the setting matters a lot; No. 13 is tucked away at the back so enjoys a **peaceful** and **private position**.
- 3. Security** having a shared entrance with Nos. 10, 11 and 12 and a telephone entry system and individual post boxes. Stairs lead up to the first floor entrance.
- 4. It's really rather roomy** set over two floors with a gross internal area of c. 1199 sq ft (111.4 sq m).
- 5. Ready to move straight into** - this contemporary home will not fail to impress. Upgraded and fully refurbished since the current owner's purchase in 2012 with a new kitchen, shower rooms, floor coverings and redecoration, it's beautifully presented with high quality fixtures and fittings.
- 6. Cook, eat, sit, relax** - the living/dining kitchen is a wonderful light and bright space, great for entertaining with a sociable open plan layout. There are floor to ceiling windows - pull up a chair and delight in that view! There is also a picture window by the dining area perfectly framing the vista. The kitchen is fitted with a range of sleek white high gloss base and wall units with glass finish worktop and integral appliances comprising two refrigerators, dishwasher, electric oven and a halogen hob. The sitting area has a feature slate chimney breast. Off the entrance hall is a useful cloaks cupboard.
- 7. Sleep tight** - there are three double bedrooms set over the two floors. Bedrooms 2 and 3 are on the first floor. Bedroom 2 is a generous double with French windows and a Juliet balcony. Bedroom 3 with built-in cupboard, is currently used as a snug. To the second floor, the landing is used as a dressing room. Off the landing is an under eaves cupboard housing the hot water cylinder and boiler, a laundry cupboard and a shower room. The principal bedroom, galleried to below, has a walk-in wardrobe.
- 8.** Stylish and well-appointed three piece **shower rooms** - one on each floor.
- 9. Outside space** - a glass and chrome balcony is the perfect spot to enjoy the uninterrupted view across open fields and the Lune Valley. Delightful communal landscaped gardens surround the properties with manicured lawns, a pond and deep planted beds.
- 10. Parking** - to complete the picture, there is a private parking space and visitor parking areas.







## A quiet and private location

Situated close to the **Yorkshire Dales** and **Lake District National Parks** as well as the **Forest of Bowland** and **Arnside and Silverdale National Landscapes** (formerly known as AONBs), the area is ideal for those who enjoy an active life; it is an area where the outdoors can be embraced.

The adjacent Whoop Hall Leisure Club is open on a membership basis or by purchasing day passes with the cafe and bar open to all.

Close by and popular for caving and potholing are dramatic waterfalls and caves as well as many scenic routes on hand with the famous Three Peaks (Ingleborough, Whernside and Pen-y-Ghent) nearby.

The small village of **Cowan Bridge** is situated just over a mile away. It has the advantage of a village shop with tea room, a village hall for community activities and a gym.

The ever-popular Cumbrian market town of **Kirkby Lonsdale** (1.3 miles) has a host of independent shops and places to eat, you'll be spoilt for choice! The town provides a good range of local facilities - a bank, churches, florists, the Post Office, Booths supermarket, Boots Chemist, an optician and doctor's and dentists' surgeries.

**Ingleton** (5.6 miles) is a tourist destination with a choice of eateries, gift shops and an outside heated pool (open May to September).

The historic market town of Kendal, known as the Gateway to the Lakes (15.6 miles) and the Georgian city of Lancaster (16.1 miles) provide a comprehensive range of facilities. Lancaster is also home to Lancaster University, Lancaster & Morecambe College and Royal Lancaster Infirmary.



### Travelling further afield:

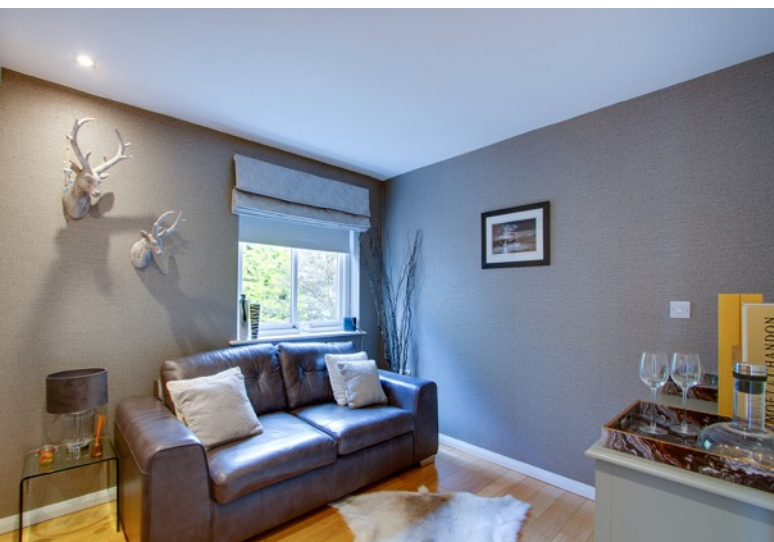
**By car** - once here, you'll find it a convenient spot, not just for access to the M6 J34 (14.5 miles) but if you are travelling east, head back onto the A65.

**By air** - Leeds Bradford Airport (49.7 miles), Manchester Airport (8.16 miles) and Liverpool Airport (87.1 miles).

**By train** - Oxenholme (12.3 miles) and Lancaster (18.2 miles) have stations on the West Coast Line with direct services to London Euston, Glasgow and Edinburgh. There is also a train station in High Bentham with services running between Leeds, Skipton, Lancaster and Morecambe.

**To find the property** - from Kirkby Lonsdale, head east along the A65. After just over a mile, turn right into Whoop Hall. Bear first left and follow the road round onto The Meadows. Proceed under the arch and parking is straight ahead. The entrance to No. 13 is on the right by the small pond. See boundary plan on page 7. page.

*///what3words reference: delight.splinters.compound takes you to the shared entrance*

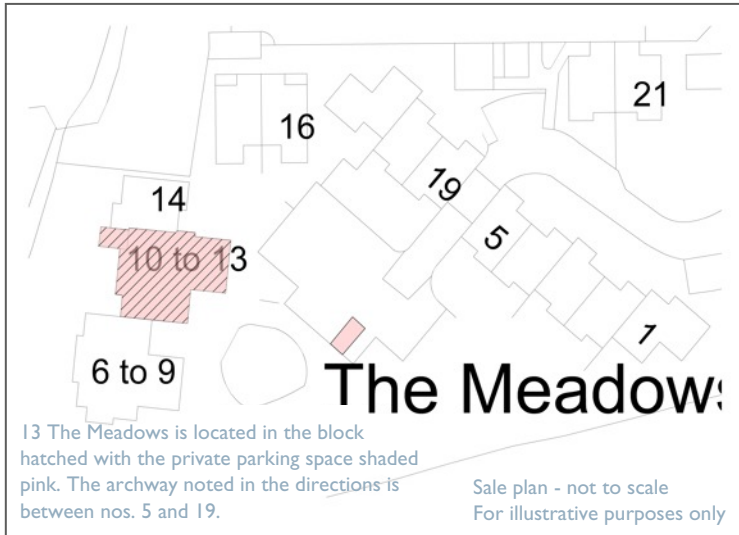


## Services and specifications

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- Mains electricity and gas
- Metered mains water
- Drainage to a shared treatment plant
- Gas central heating with combi-boiler
- B4RN hyperfast broadband available - check out this great local service at [b4rn.org.uk](http://b4rn.org.uk) - if you work from home, like to download films or have homework to consider - this will make life so much easier as there is unlimited bandwidth for all the family when using at the same time!
- Double glazed windows with wood frames
- Porcelain floor tiles in the entrance hall, living/dining/kitchen
- Limestone floor tiles on the staircase, dressing room and principal bedroom and floor and wall tiles in the second floor shower room
- Oak floors in bedrooms 2 and 3
- Slate floor and wall tiles in the first floor shower room
- Underfloor heating to the ground floor
- INTU boiling tap in the kitchen





## The finer details

### Council Tax

13 The Meadows is currently banded D for Council Tax purposes. Potential purchasers are advised to verify this information for themselves.

### Local and Planning Authority

Lancaster City Council

[www.lancaster.gov.uk](http://www.lancaster.gov.uk)

### Please note

- Integral white goods and light fitting in the dining area as well as the roller blinds are included in the sale
- Washing machine, condenser dryer, curtains, Roman blinds and some items of furniture are available separately
- There's a no pets policy on the development
- Leasehold; 999 years from 1 April 2006. The freehold is owned by The Meadows Management Company with the service charge being £2000 per annum for 2024/25 (paid in two instalments) to cover upkeep and maintenance of all communal areas and gardens, buildings insurance, maintenance and repair of the sewage treatment plant, external lighting, external window cleaning, external decorating and management of the refuse collection area.

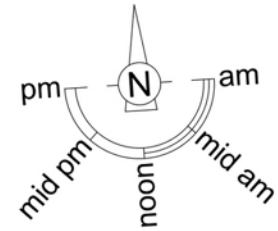
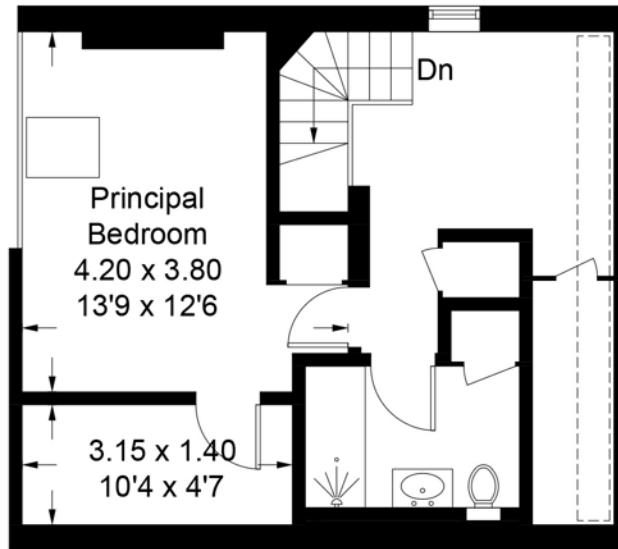
### Money Laundering

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.

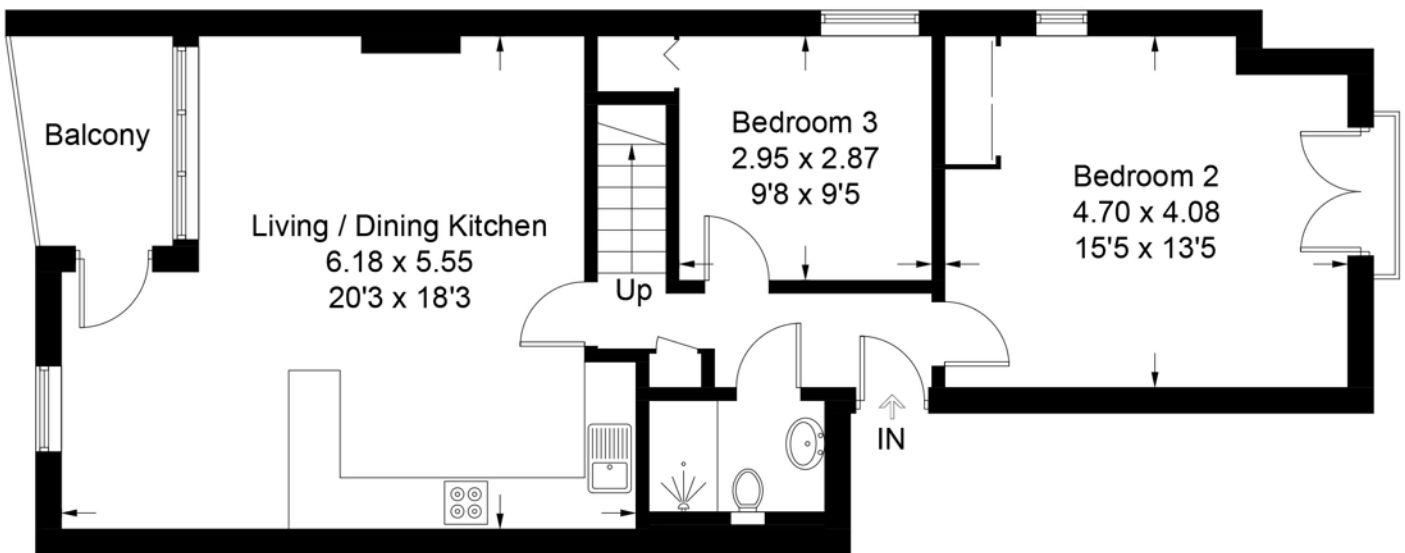


# 13 The Meadows, Cowan Bridge, LA6 2GY

Approximate Gross Internal Area = 111.4 sq m / 1199 sq ft



**Second Floor**



**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1117588)

Energy Efficiency Rating		Current	Potential
(92+)	A		
(81-91)	B		
(69-80)	C	80	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		

Very energy efficient - lower running costs

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC WWW.EPC4U.COM

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