

9 THE OLD TANNERY

£275,000

Kirkby Lonsdale, LA6 2AT

Ideal for those who are looking to 'lock up and leave', a centrally located second floor apartment enjoying fabulous views from the sitting room and bedroom 1 across the Lune Valley to the Casterton and Barbon Fells.

Well maintained and stylishly presented with communal entrance, entrance hall, sitting room and fitted kitchen. Two double bedrooms and shower room. Secure garaging for one car, bin and cycle store.

In all, a fabulous town centre base from which to enjoy the delights of the extremely popular town of Kirkby Lonsdale with the advantage of low maintenance living.





Welcome to **9 THE OLD TANNERY**

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Our TOP 10 reasons to love 9 The Old Tannery:

- At the heart of sought-after Cumbrian market town** - for those not familiar with Kirkby Lonsdale it is a popular and well-regarded market town on the River Lune in the heart of this picturesque valley.
- Imaginatively designed and built in 1997**, there are ten apartments in all within the block of varying designs with either one or two bedrooms. There is a mix of full time and second home occupants. The apartments have also proved popular with those looking to long term let on an Assured Shorthold Tenancy and to preserve the privacy of other residents, holiday lets are not allowed under the terms of the lease. The furniture is available by separate negotiation.
- Convenience** - the apartment is within walking distance of everything this wonderful Conservation Area town has to offer: meet friends for a coffee or a glass of something stronger, pop out for lunch or dinner, embrace the independent shops and enjoy the convenience of branches of Boots and Booths.
- Fabulous views** - the sitting room has French windows with a Juliet balcony, which open up to take advantage of the splendid views across rooftops, the River Lune and open countryside towards the Casterton and Barbon Fells.
- Make an entrance** - the communal entrance hall has designated post boxes for each apartment and stairs leading to the first and second floor landings. There is also an entry phone system.
- Well-maintained and stylishly presented** with an approximate gross internal area of 652 sq ft (60.6 sq m), No. 9 is situated on the second floor with the landing serving three apartments.
- Come on in to** the entrance hall with oak effect floor. The sitting room has a wooden fireplace with granite inset and hearth. The fitted kitchen with rooftop view, has a broom cupboard, base and wall units, an electric oven, induction hob and integral refrigerator, washing machine and slimline dishwasher. There are two double bedrooms and a three piece shower room.
- Garaging and parking** - there is a secure underground garage with remote control door and private parking for one car. Shared cycle store. Access to meter room with gas, electric and water meters, shared wheelie bin and recycling box storage area. A staircase to the rear leads to the entrance hall.
- On your doorstep** - for those who love the great outdoors, the Lune Valley, the Lake District and Yorkshire Dales National Parks as well as the Forest of Bowland National Landscape provide a stunningly scenic natural adventure playground, and if you prefer a walk by the sea, Morecambe Bay Estuary and Arnsdale and Silverdale National Landscape are not too far away.
- Getting out and about** - for travel further afield, the town is situated off the A65 making many larger towns and cities within easy reach. Access to the M6 is at either J34 or J36 depending on the direction of travel. Oxenholme and Lancaster have stations on the main west coast line with direct trains into London Euston, Manchester, Glasgow and Edinburgh with Leeds Bradford Airport (52.3 miles) and Manchester Airport 80.7 being miles distant.

As parking is limited to one car per apartment, within the secure underground garage, it is recommended that when viewing cars are parked elsewhere and the approach made on foot.

To find the property - approaching Kirkby Lonsdale from the west along the A65, take the first turning off the mini roundabout and continue past Booths supermarket. Here you will find several pay and display car parks as well as roadside parking on New Road. Once parked up, walk along Main Street towards the end of the road and at the Spar shop, turn onto Mill Brow. After passing Swinemarket, the open cobbled square on the left with the medieval Market Cross and old Weigh House, The Old Tannery is the next building on the left on the brow of the hill. Steps with wrought iron railings lead up to the main entrance.

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Useful information

- Mains electricity, gas and drainage via private pump located in the garage
- Mains metered water, meter located in plant room
- Double glazed windows set into wooden frames
- 9 The Old Tannery is banded C for Council Tax purposes www.westmorlandandfurness.gov.uk
- The apartment is held on the balance of a 999 year lease which commenced in 1997. The lease is subject to a service charge of £1500 per annum paid in two instalments of £750 on 1 January and 1 July, which covers the management fee, building insurance, repair and maintenance of common parts, electric use in the external structure and of the common parts, external window cleaning of accessible windows and drainage pump. A Management Company, of which all flat owners have one share, owns the freehold. The shareholders wholly own it. The company currently employ Davis & Bowring to manage this company and administer the service charge.
- Carpets, curtains, curtains poles, blinds, light fittings and integral kitchen appliances are included in the sale. The furniture is available by separate negotiation.

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 = 60.6 sq m / 652 sq ft

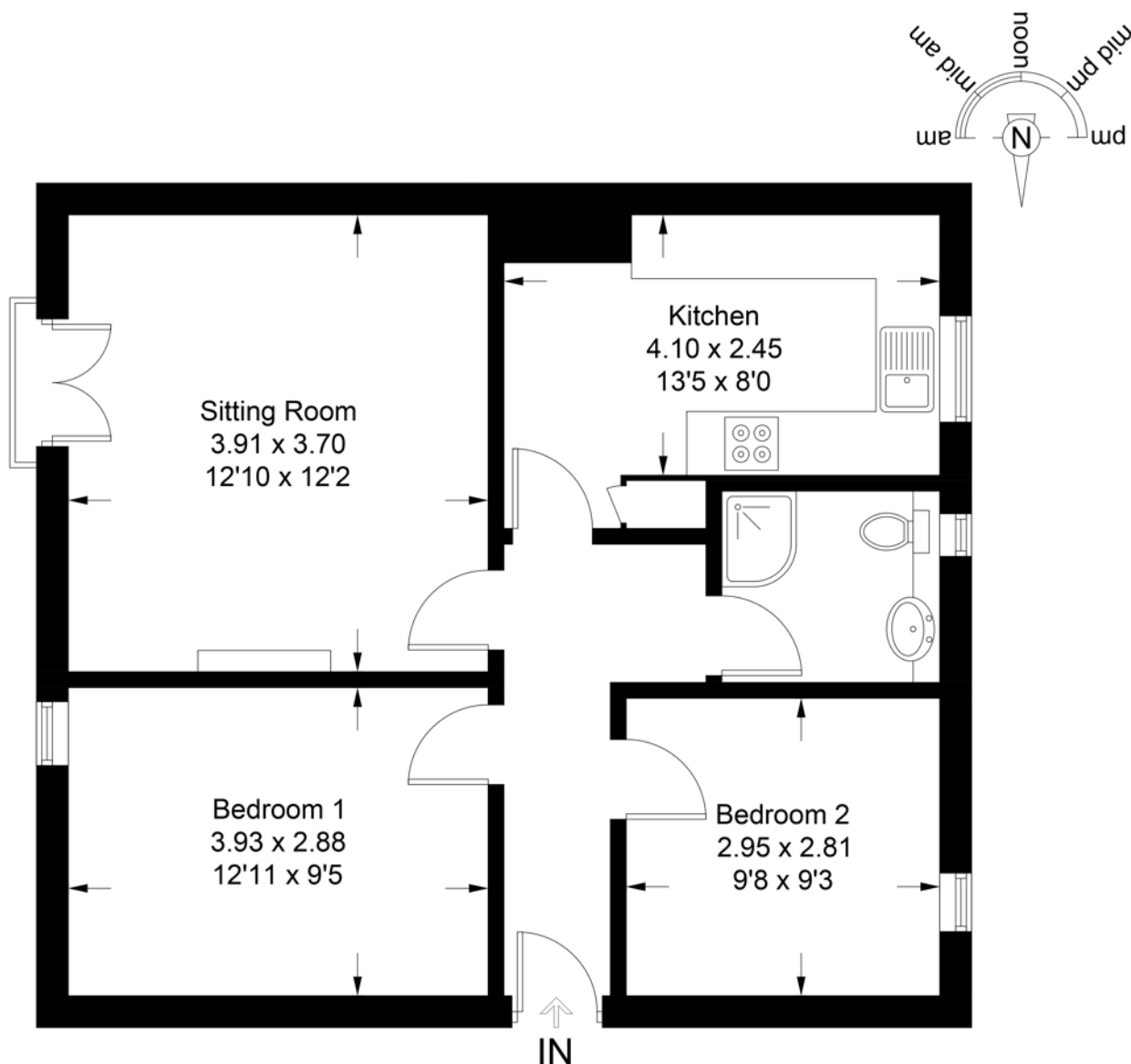
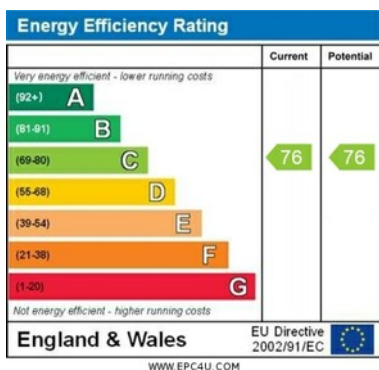


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © 2025 (ID1161917)



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