

16 TRAM LANE

£495,000

Kirkby Lonsdale, LA6 2BQ

Unique (adj.) distinctive, individual, exceptional.

If you're drawn to the compelling, the notable and the characterful, rather than the merely conventional then look no further.

Tucked away in the heart of award-winning Kirkby Lonsdale, an end-of-terrace cottage has been thoughtfully converted from a former warehouse and garage to create a fabulous contemporary home re-imagined with care and creativity. Renovated and redesigned since the current owners' purchase, the accommodation is spacious and light with a versatile, split-level layout and immensely stylish interiors. Hall/boot room, three double bedrooms, one with dressing room, workshop/office, shower room and laundry room, a statement space sitting room with study area, mezzanine/snug and balcony, sun room, dining kitchen, and bathroom. Private, rear courtyard garden, every space has been considered and crafted.

An exceptionally convenient location, all within walking distance of schools, shops, restaurants and all that Kirkby Lonsdale has to offer.





Welcome to **I6 TRAM LANE**

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One of the English countryside's unspoiled gems, **The Lune Valley** begins just a few minutes' drive from Lancaster and borders the Forest of Bowland National Landscape and the Yorkshire Dales National Park.

Kirkby Lonsdale, A Conservation Area, is an ever popular choice with a wide range of first and second home buyers and it's not hard to see why. With a host of independent shops and if it's places to eat you're looking for, well, you'll be spoilt for choice! The town provides a good range of local facilities - a bank, churches, the Post Office, Booths supermarket and Boots Chemist as well as an optician, doctor's and dentists' surgeries, all within walking distance of I6 Tram Lane.

Gateway to the Lake District, the historic market town of **Kendal** (13.5 miles) and the Georgian city of **Lancaster** (15.5 miles via the B6254) provide a comprehensive range of commercial and recreational facilities. Lancaster is also home to Lancaster University, Lancaster & Morecambe College and 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 at Milnthorpe and the Boys' and Girls' Grammar schools at Lancaster. The area is also well served by independent schools, including Sedburgh, Giggleswick and Windermere.

The great outdoors is on your doorstep. Situated close to the **Yorkshire Dales**, the **Lake District National Park** and **Forest of Bowland**, the area provides a stunningly scenic natural adventure playground for all. If you fancy a coastal walk, Arnsdale and Silverdale National Landscape and Morecambe Bay Estuary are not too far away or take a stroll along the traffic free promenade at Grange-over-Sands.

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

Letting the train take the strain - there is a station on the West Coast main line at Lancaster and Oxenholme with trains to London Euston, Manchester Airport, 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 and Leeds.

Travel by air, there is a choice of airports: Leeds Bradford (51.9 miles) Manchester (80.4 miles) and Liverpool (86 miles).

To find the property - approaching Kirkby Lonsdale from the west along the A65, take the first turning at the roundabout by Booths supermarket and at the 'T' junction, turn right onto New Road. Turn right again, before The Royal Barn and opposite the Post Office onto Tram Lane and No. 16 is the last property on the left before the right hand corner. *What3words reference: ///activism.aware.delusions*







Relaxed, sophisticated, and contemporary this incredibly stylish home will not fail to impress

Formerly a warehouse and garage, 16 Tram Lane was purchased by the current owners in 2017 and has been completely transformed by thoughtful remodelling and refurbishment using a wealth of reclaimed materials and modern conveniences.

It's light and bright and offers spacious and versatile, split-level accommodation (GIA c. 1720 sq ft [159.8 sq m]) with beautifully-presented and extremely chic interiors.

Appearances are deceptive - let us take you on a tour to truly appreciate this stunning property.

Come on into the **hall/boot room** with built-in cupboards (the doors were reclaimed from a church vestry) a striking oak floor with original car inspection pit below, which additionally provides excellent storage.

Steps lead down to the **lower ground floor hall** with a picture window and glazed door out to the courtyard.

Off the hall is **bedroom 2** - being dual aspect, it's a light and bright room with built-in wardrobes to one wall and a painted beamed ceiling. There is also a three-piece **shower room**.

An original part glazed door leads into an inner hall, off which is **bedroom 1** with an adjoining **dressing room**.

There is also a **laundry room**, which has plumbing in place to create an en suite for the main bedroom.

A **workshop/office** could be used as a fourth bedroom.

From the lower ground floor, a wrought iron staircase leads up to the first-floor landing. A **gallery** with windows to two sides overlooking the courtyard is the perfect sunny spot to sit and unwind.

An inner landing has a glazed door with **Juliet balcony** with attractive rooftop views.

The dual aspect **dining kitchen** has been fitted with reclaimed 1960's Poggenpohl oak base and wall units with integral appliances comprising electric oven and grill, halogen hob, fridge/freezer and dishwasher - it's a refined example of timeless simplicity, evocative of Scandinavian design.

Opposite the kitchen, glazed double doors lead the way into the fabulous **sitting room** with **study area** having a picture window. Being open to the apex with cruck and ceiling beams, this space is effortlessly stylish. There is the original, ornate wood burning stove, wide oak floorboards and glazed sliding doors out to a covered balcony with wrought iron railings. A pull-out ladder provides access to the **mezzanine** floor.

From the sitting room, a door leads into an inner hall with steps leading up to **bedroom 3**. Also, off the sitting room is a stylish three-piece **bathroom** with freestanding roll top bath.

Outside space

To the rear, is a small **private courtyard** with a tiled seating terrace and plum slate chippings with plenty of room for potted plants.

There is pedestrian access to the rear onto Tram Lane and Main Street.



Services and specifications

- Mains electricity, gas, water and drainage
- Gas central heating
- Wood burning stove in the sitting room
- Broadband is available
- Double glazed windows in uPVC frames
- External lighting





The finer details

Council Tax

16 Tram Lane is currently banded C 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

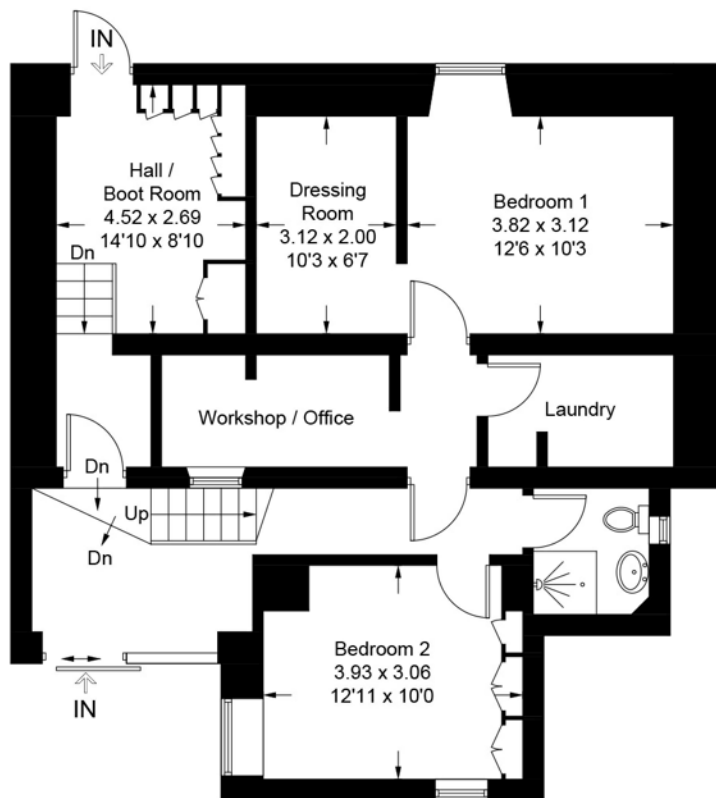
- Carpets, blinds, some light fittings and integral appliances are included in the sale
- Sitting room chandeliers are available separately
- Freehold, vacant possession on completion

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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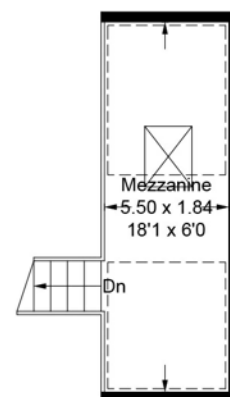
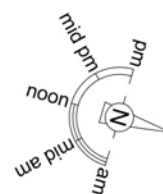
Approximate Gross Internal Area = 159.8 sq m / 1720 sq ft
 (Including Mezzanine)



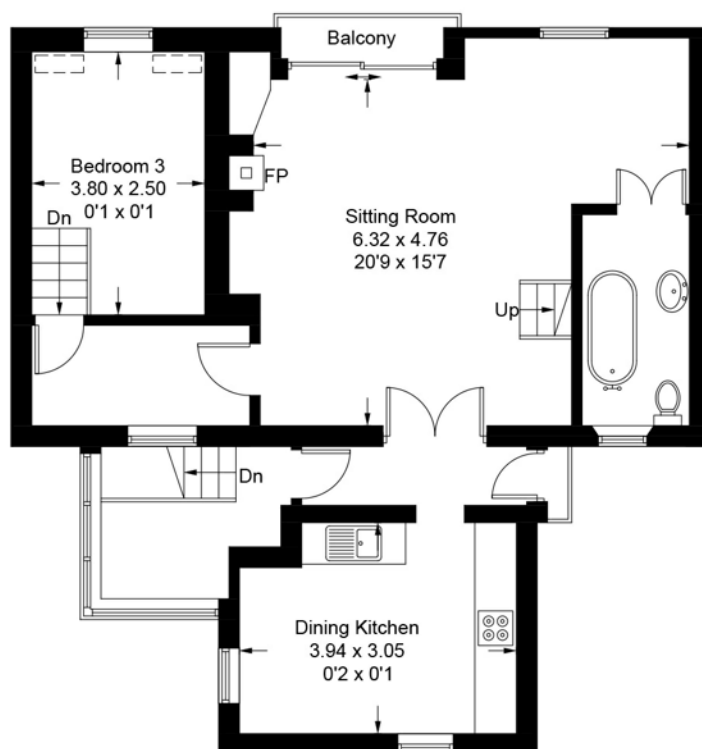
Ground Floor

= Reduced headroom below 1.5m / 5'0"

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1193678)



Mezzanine



First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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