

LAUREL HOUSE

£650,000

33 New Road, Kirkby Lonsdale, LA6 2AB

Edwardian elegance - a handsome terrace property set over four storeys with some lovely far-reaching views.

Refurbished and reconfigured since the current owners' purchase, the light, bright, generous and characterful accommodation offers a sitting room, a contemporary living/dining kitchen, cellar/games room, two first floor double bedrooms, a bathroom and separate shower room as well as a second floor double bedroom 3, bedroom 4/living room with kitchenette and shower room. Large single garage to the rear, wonderful roof terrace, a rear yard and walled foregarden.

Situated in the heart of this award-winning Lune Valley market town, perfect for those who embrace the lifestyle and convenience that central town living offers.





Welcome to **LAUREL HOUSE**

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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 a Conservation Area and 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 Laurel House**.

The historic market town of **Kendal**, known as the Gateway to the Lakes (13.4 miles) and the Georgian city of **Lancaster** (15.3 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 Arnside 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 (11.4 miles) 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 (50.9 miles) Manchester (80.4 miles) and Liverpool (86 miles).

To find the property - from J36 of the M6, head along the A65 towards Kirkby Lonsdale and take the second turning into the town at the Booths roundabout. Turn right and the property is just on the left. Please park in the town and make your way on foot.

what3words reference: ///across.bluffing.early







Rich in Edwardian charm

Standing well on New Road, Laurel House is a handsome Edwardian terrace property situated in the heart of Kirkby Lonsdale.

Thought to date back to 1906, the property has a wealth of attractive original features including decorative tiled floors in the vestibule and hall, Adam style fireplace in the sitting room with ornate cast iron grate, dado rails and deep skirtings, decorative plasterwork to the ceilings in the sitting room and bedroom 1, cornicing and ceiling roses, twin recess arches in the sitting room, arch in the hall and four panel internal doors. The main entrance door and the door from the vestibule to the hall both have glazed transom windows above.

The characterful aspects sit well alongside a sleek and contemporary living/dining kitchen, created by the current owners by combining the original dining room and kitchen and adding a glazed door out to the courtyard.

Other features of Edwardian properties are tall windows (allowing natural light to flood in), tall ceilings and generous sized rooms. At Laurel House the well-maintained and charming accommodation is set over four floors with a gross internal measurement of c. 2269 sq ft (210.8 sq m to include the garage).

Let us walk you round...

Stone steps lead up to the main entrance and into a **vestibule** with decorative tiled floor.

A part glazed door leads into the **entrance hall** off which is the sitting room and the living/dining kitchen.

The good-sized **sitting room** has a large bay window and an open fire.

With access to the courtyard garden, there is the sociable **living/dining kitchen**. The **kitchen** has a range of base and wall units and a breakfast bar with quartz worktops. Neff appliances comprise a dishwasher, induction hob, oven, oven/microwave, fridge/freezer and a Quooker tap provides cold and boiling water. There is also a window seat in the living dining area.

Off the kitchen, enclosed stone steps lead down to the **cellar** with power, light and a window - ideal for storage, a games/TV room or home office.

From the hall, the attractive staircase leads to the **first floor** with a half landing off which is a three piece **shower room** with large walk in shower; there is also a three piece **house bathroom** with vanity wash basin.

Stairs lead up to the main landing with linen cupboard and two double bedrooms. **Bedroom 1** is a light and bright space with two windows with an outlook to the front. Bedroom 2 has a leafy outlook to the rear.

The staircase continues to the **second floor**. Here you'll find double bedroom 3 with far reaching views and a three piece **shower room**. There is also a **multifunctional room** with kitchenette and sandstone fireplace with electric stove and lovely roof top views and glimpses of Ingleborough. This suite of rooms would work very well for guests or as a teenage pad.

Outdoor space

The walled fore garden with wrought iron gate and railings has planted shrubs and space for a bench.

To the rear, is a **walled courtyard** with white painted walls, space for a bistro table and chairs, BBQ, planted pots and power point. From here, wrought iron steps lead up to the wonderful, private flagged **roof terrace** with splendid roof top views across to the Barbon Fells. Perfect for morning coffee, a spot of lunch, a glass of wine in the evening or entertaining family and friends, there is plenty of space for a table and chairs and, to add a splash of colour, some planted pots. It really is a quiet oasis in the centre of town.

A rarity for period town houses in Kirkby Lonsdale is the **large garage** at the rear with access off Bective Road. It has an electric up and over door, a personnel door to the courtyard, power, light, an EV charger as well as plumbing and space for a washing machine and tumble drier; it really is a huge bonus!



Services and specifications

- Mains electricity, gas, water and drainage
- Gas central heating, with combi-boiler housed in the garage
- Open fire in the sitting room
- A combination of double glazing in both wood and uPVC frames
- Plantation shutters to many of the windows
- B4RN Broadband connected - if you're not familiar with this excellent local service offering hyperfast broadband and unlimited bandwidth please have a look at their website b4m.org.uk.
- Schüller Kitchen designed and fitted by Butler Interiors of Kirkby Lonsdale and Low Bentham, installed in 2020
- Amtico Signature collection flooring in the living/dining kitchen
- Ohme electric vehicle charger in the garage
- External water tap





The finer details

Council Tax

Laurel House, 33 New Road is currently banded E 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

Please note

- Carpets, curtains poles, curtains and blinds are included in the sale
- Light fittings, white goods, garden furniture, garden planters/troughs/pots are available by separate negotiation
- Freehold, with 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 = 210.8 sq m / 2269 sq ft
(Including Garage)

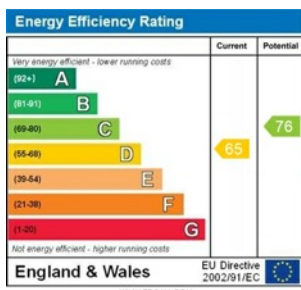
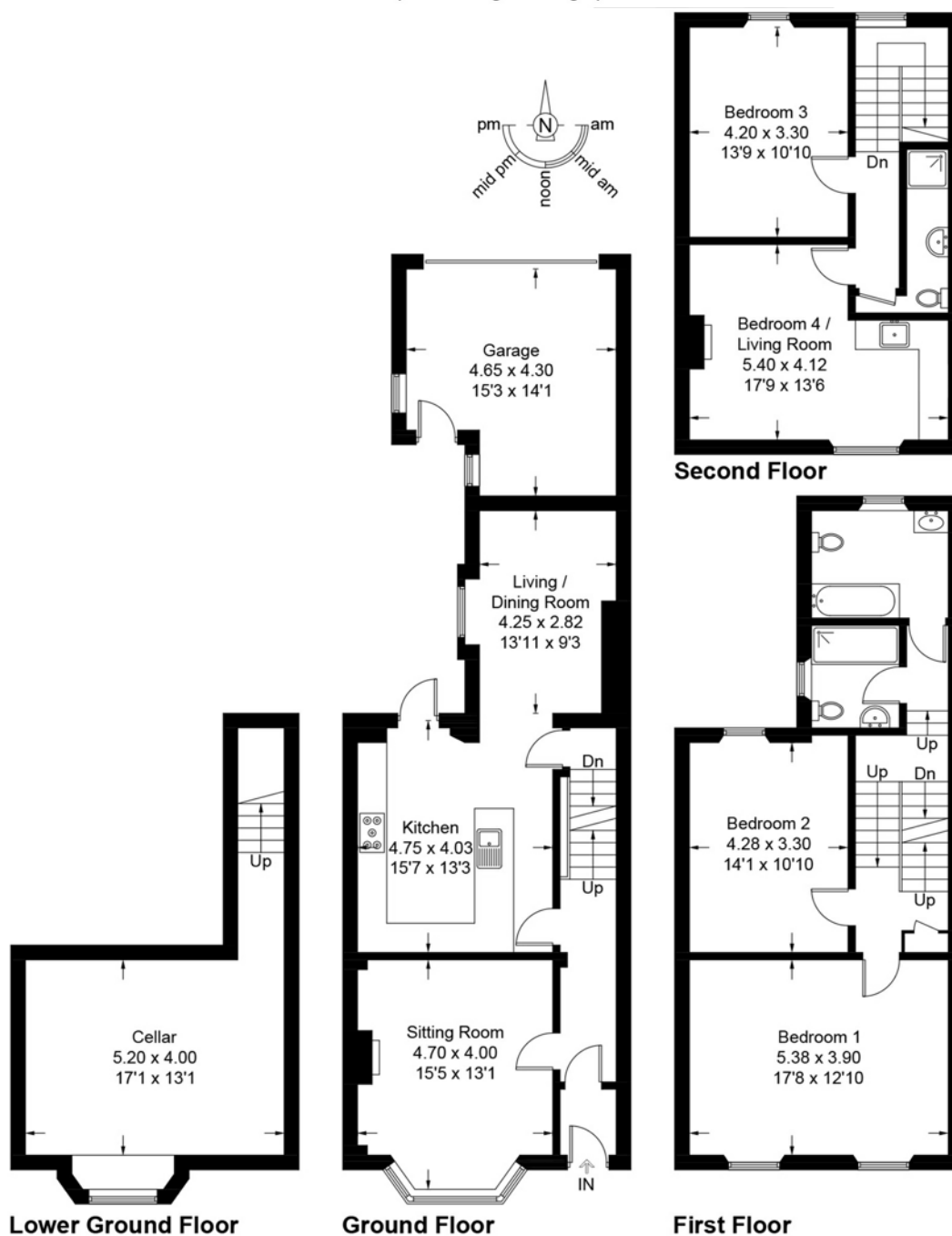


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