

I JINGLING LANE

£475,000

Kirkby Lonsdale, LA6 2AW

A charming three storey, end terrace property with a delightful courtyard to the rear and situated within the heart of life in this award-winning market town.

Characterful and spacious accommodation with sitting room open to a living/dining room with doors leading out to the courtyard, kitchen, two first floor double bedrooms, bathroom and second floor principal bedroom with en suite shower room. Attractive, south facing courtyard with utility/laundry room and timber shed.

This is one not to miss - the location is tucked away, yet central and highly convenient for the town's many facilities.





Welcome to **I JINGLING LANE**

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Here's our **TOP TEN** reasons to love **I Jingling Lane**:

1. **At the heart of life in Kirkby Lonsdale** - this sought-after market town has regularly been voted one of the best places to live in the northwest by the Sunday Times. Walk to the shops, the post office, to the pubs and restaurants - the location is tucked away, yet central and highly convenient.
2. **Character features** - with recess shelving, oak lintels, tongue and bead doors with Suffolk latches and a cast iron fireplace in bedroom 3.
3. **Deceptively spacious** - No. 1 is an end terrace property; unassuming from the front, we heartily recommend you view internally to appreciate the welcoming and well-presented accommodation, which is set over three floors with a gross internal area of c. 1357 sq ft (126.1 sq m).
4. **Step inside...**formerly two rooms, the reception room offers a cosy sitting room with a multi-fuel stove to one end and to the other, a living/dining room with a feature gas fire, bookshelves to one wall and glazed bi-folding doors out to the courtyard - ideal for indoor/outdoor living during the warmer months. A glazed door leads into the dual aspect kitchen fitted with base and wall units, an electric oven and halogen hob and integral dishwasher. A stable door leads out to the courtyard.
5. An open staircase leads to the **first floor** - there are two double bedrooms; bedroom 2 has fitted wardrobes and drawers to one wall with bedroom 3 having a built-in wardrobe with mirrored doors. There is also a good-sized, modern five piece bathroom.
6. **Second floor** with a generous principal bedroom having a leafy outlook and undereaves storage. There is also an en suite shower room with skylight window and store cupboard.
7. **Useful outbuilding**, c. 43 sq ft (4 sq m) - a detached stone and slate outbuilding provides a practical utility/laundry room with a W.C., stainless steel sink unit and undercounter space for a washing machine and tumble drier.
8. **Delightful south facing courtyard garden** - a quiet sanctuary from which to escape the hustle and bustle of everyday life with herringbone paving and space for a table and chairs and lots of potted plants. A timber shed with power and light provides good storage and there is a screened bin store.
9. **Parking** - as with many properties in Kirkby Lonsdale there's no parking with the property, residents buy annual permits from Westmorland & Furness Council and use the centrally located car parks in the middle of town.
10. **Excellent access to the great outdoors** - Lune Valley, Yorkshire Dales, Lake District and two National Landscapes (Silverdale/Arnsdale and the Forest of Bowland). Please see page 5 for further details.







Picturesque and sought-after Lune Valley town

The **Lune Valley** begins just a few minutes' drive from Lancaster and borders the Forest of Bowland National Landscape (formerly known as an Area of Outstanding Natural Beauty and the Yorkshire Dales. It is one of the country's most picturesque areas and its scenic landscapes have, for centuries, inspired many writers and artists.

The Cumbrian market town of **Kirkby Lonsdale** is an ever popular choice with a wide range of first and second home buyers. It's not hard to see why; part of the town is a Conservation Area and it's a little gem that packs a punch with a host of independent shops, bars and restaurants. To support the local population, there's a good range of local facilities - a bank, churches, the Post Office, library, Booths supermarket, Boots chemist, an optician, doctor's and dentists' surgeries, all within a short walking distance of Jingling Lane.

Gateway to the Lake District, the historic market town of **Kendal** (13.9 miles) and the Georgian city of **Lancaster** (16.9 miles via A683) provide a wider range of commercial and recreational facilities. Lancaster is also home to 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 world school with state boarding at Milnthorpe.

The area is also well served by private schools, including Sedbergh (with the Preparatory School at Casterton), Giggleswick and Windermere and for further and higher education, Lancaster University, the University of Cumbria, Lancaster & Morecambe College and Kendal College.

The great outdoors is on your doorstep - situated close to the **Yorkshire Dales**, the **Lake District National Park** and **Forest of Bowland National Landscape**, the area provides a stunningly scenic and natural adventure playground for walkers, climbers, cavers, wild swimmers, potholers, horse riders, cyclists and sailors. If you fancy a coastal walk, the **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; access to the motorway network is excellent at J34, J35, or J36 as well as onto the A65 for travelling east into Yorkshire.

Letting the train take the strain - there are stations on the West Coast main line at Lancaster (15.8 miles via the B6254) and Oxenholme (9.6 miles) with direct trains to London Euston, Manchester, Manchester Airport, Glasgow and Edinburgh. Camforth's historic train station (11.4 miles) is on the Northern Line with services to Lancaster, Barrow-in-Furness, and Leeds.

For travel by air, there is a choice of airports: Leeds Bradford (50.9 miles) Manchester (81.2 miles) and Liverpool (86.4 miles).

To find the property - from the market square in the centre of the town, head east along Jingling Lane. No. 1 is on the right.

what3words reference: ///safely.requires.presumes

Services and specifications

- Mains electricity, gas and drainage
- Mains metered water
- Gas central heating, boiler
- Multi-fuel stove and an inset gas fire in the reception room
- A combination of wood and uPVC double glazing windows and doors. The window to the north elevation of the reception room has additional triple glazing.
- Some windows have plantation shutters
- Oak flooring to the reception room
- Broadband connected
- External water tap
- External lighting





The finer details

Council Tax

I Jingling Lane is currently banded B 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 and poles, blinds, light fittings, white bookcases, white goods including fridge, freezer, microwave, washing machine and tumble drier are included in the sale
- Garden furniture and pots are available separately
- No. 1 has a pedestrian right of way through a gate at the rear to access Market Square
- Freehold, with vacant possession in 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.

1 Jingly Lane, Kirkby Lonsdale, LA6 2AW

Approximate Gross Internal Area = 126.1 sq m / 1357 sq ft

Utility = 4.0 sq m / 43 sq ft

Total = 130.1 sq m / 1400 sq ft

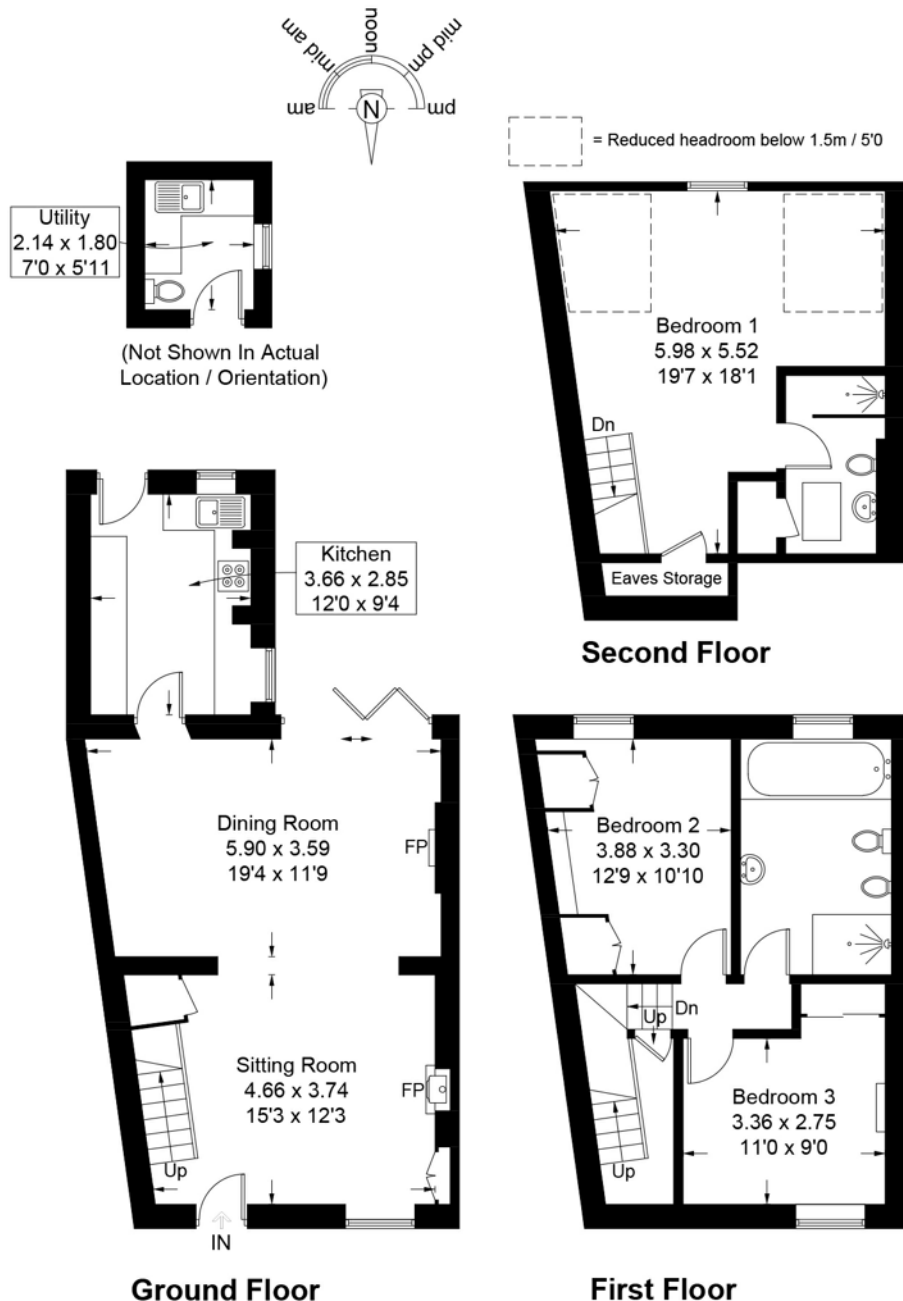


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1233458)

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

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