

Kirkby Lonsdale

£220,000

32 Eaveslea, New Road, Kirkby Lonsdale, Carnforth, LA6 2AB

Situated within the highly regarded retirement development of Eaveslea, this beautifully presented duplex apartment offers spacious two-bedroom accommodation, low-maintenance living, and delightful countryside views from the principal bedroom.

Exclusively for residents aged 55 and over, the development benefits from private parking, attractive communal gardens, and a peaceful setting in the heart of Kirkby Lonsdale.

Quick Overview

Well Presented First Floor Duplex
Two Double Bedrooms
Modern Living Areas with Period Features
Delightful Views Accross Kirkby Lonsdale to
Nearby Fells
Exclusive to Over 55's
Well Maintained Communal Gardens
No Chain Delay
Excellent Transport Links
Residents Parking
Superfast Broadband Available*



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Superfast
Broadband



Residents
Parking

Property Reference: KL3733



Living room



Kitchen



Kitchen



Bedroom One

Forming part of the original Eaveslea residence, Apartment 32 is one of just four apartments created within the conversion of the historic main building. Residents are welcomed through an impressive communal entrance hall and staircase, where a number of original period features have been retained, creating a sense of character and grandeur rarely found in retirement accommodation.

The apartment itself is arranged over two floors, with the main living accommodation situated on the lower level. The spacious living room is both bright and welcoming, featuring an attractive fireplace and sash windows that enhance the room's character while providing a comfortable space to relax and entertain. Views over the Kirkby Lonsdale roof scape and across to the Barbon and Casterton Fells add to this space.

The kitchen/diner has been thoughtfully designed and is fitted with a range of wall and base units complemented by wood-effect work surfaces. Integrated appliances include an electric hob with extractor hood, Bosch oven and microwave, fridge/freezer, and dishwasher, together with a sink and drainer. There is also space for a washer/dryer and a dining table, making this a practical and sociable space for everyday living.

Also on this floor is a generous double bedroom with integrated storage and dual-aspect windows, enjoying plenty of natural light throughout the day. The modern bathroom is fitted with a shower enclosure, WC, and vanity wash basin, while a useful cloakroom provides additional storage for coats and shoes and incorporates a second WC and wash basin for added convenience.

The upper floor hosts a further well-proportioned double bedroom with integrated storage and delightful views across the surrounding countryside, creating a peaceful retreat for residents or visiting guests.

Combining comfort, practicality, and a friendly community setting, this attractive apartment offers an excellent opportunity to enjoy a relaxed lifestyle within one of Cumbria's most sought-after market towns.

Kirkby Lonsdale is a picturesque and highly sought-after market town, renowned for its independent shops, cafés, restaurants, and strong community spirit. Ideally situated between the Lake District and Yorkshire Dales National Parks, it offers excellent access to stunning countryside, riverside walks, and outdoor pursuits. The M6 is approximately 10 minutes away, providing convenient links north and south, while Kendal, Lancaster, and the Lake District are all within easy reach. Combining excellent amenities with a vibrant community atmosphere, Kirkby Lonsdale remains one of the most desirable places to live.

Accommodation with approximate dimensions:

Living Room 12' 4" x 12' 8" (3.76m x 3.86m)

Kitchen 12' x 10' 3" (3.66m x 3.12m)

Bedroom Two (Lower Level) 11' x 10' 6" (3.35m x 3.2m)

Bathroom 4' 8" x 6' 6" (1.42m x 1.98m)

Cloakroom 7' 6" x 7' 2" (2.29m x 2.18m)

Bedroom One (Upper Level) 10' 6" x 13' 1" (3.2m x 3.99m)

Property Information

Tenure Leasehold. Subject to the remainder of a 150 year lease dated the 7th October 1988. Leaseholders must be 55 years old or over.

We are not aware of any ground rent charges, however, there is a monthly service charge is approximately £233.94. No pets without prior written consent.

Any further information can be obtained from Anchor Housing Telephone: 0845 140 2020

Council Tax Band C - Westmorland & Furness Council.

Services Mains electricity, water and drainage.

Energy Performance Certificate The full Energy Performance Certificate is available on our website and also at any of our offices.

What3Words: ///puzzle.midwinter.cherish

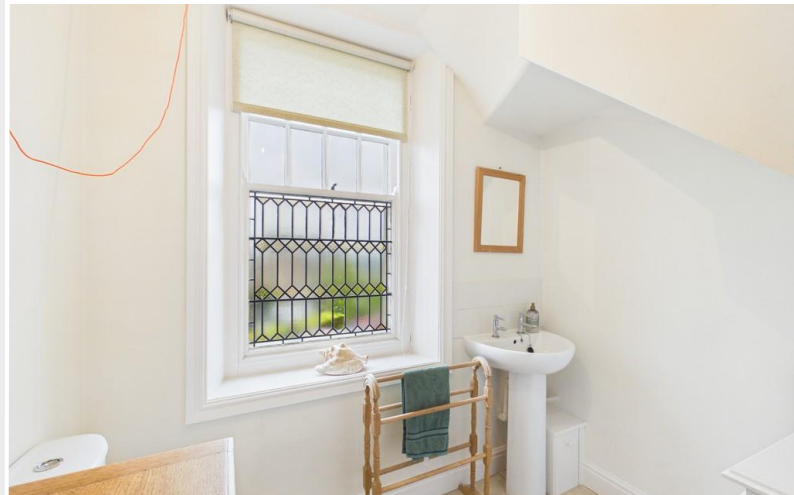
Viewings Strictly by appointment with Hackney & Leigh.

Conditions applying to ownership It is a condition of purchase that all residents must meet the age requirements of 55+ years.

Directions From Market Square proceed up New Road bearing right towards Booths and then immediately right in to Eaveslea. No 32 is located in the original, stone house with a footpath at the top of the car park.



Bathroom



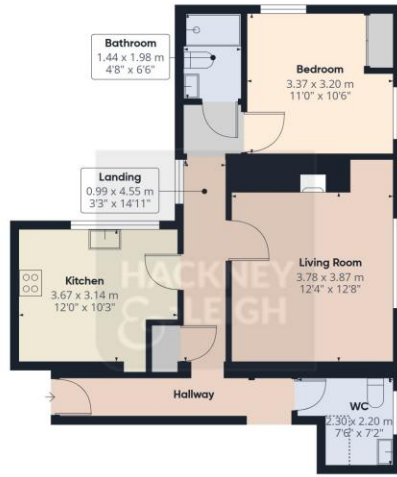
Cloakroom



Bedroom Two



Communal Garden



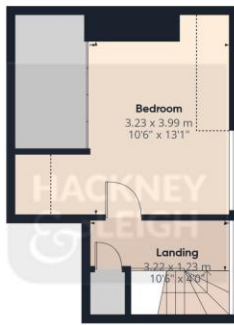
Floor 0

Approximate total area^m

77.8 m²
840 ft²

Reduced headroom

3.5 m²
37 ft²



Floor 1

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Anti-Money Laundering Regulations (AML) Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £60.00 (incl. VAT) per individual or £50.00 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £150 (incl. vat).

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 05/06/2026.