



Kirkby Lonsdale

£225,000

2 Horse Market, Kirkby Lonsdale, Carnforth, LA6 2AS

Tucked away within a courtyard setting, 2 Horse Market is a delightful mid-terraced cottage, traditionally built and offering unique one bedroom accommodation in the heart of Kirkby Lonsdale. This Grade II Listed cottage enjoys some attractive period features giving it a cosy welcoming atmosphere. The property has rights of access and use in common over a neighbouring courtyard. This characterful home is ideally suited to first-time buyers or downsizers.

Quick Overview

Grade II Listed Cottage
Central Location within Kirkby Lonsdale
Walking Distance to Local Amenities
Open Plan Living
One Bedroom Accommodation
Character Features Throughout
Ideal First Home, Second Home or Investment
Opportunity
Offered with No Onward Chain
Superfast Broadband Available



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Superfast
Broadband*



Permit Parking
Available

Property Reference: KL3708



Kitchen/Living/Dining Room



Kitchen/Living/Dining Room



Kitchen/Living/Dining Room



Kitchen/Living/Dining Room

Situated in the picturesque market town of Kirkby Lonsdale, the property enjoys a prime yet tucked-away position just a stones throw away from a wide range of independent shops, cafés, restaurants and local amenities. Renowned for its historic charm and welcoming community, the town is a popular destination within the Lune Valley, offering excellent access to the Yorkshire Dales and Lake District National Parks. With scenic walks close by, this location perfectly balances country living with convenience.

Upon entering, the property opens into a cosy open plan living space. The kitchen area is fitted with a range of wall and base units with worktops and space for appliances, complemented by a window to the front aspect. There is space for a dining table, while the living area enjoys natural light from rear aspect windows and a feature fireplace. A latch door provides access to the cellar, which houses the boiler and offers useful storage.

Stairs lead to the first floor landing. The generous double bedroom features exposed beams, rear aspect windows and ample space for furnishings, enhancing the character and charm. Finally, the bathroom is fitted with a bath with shower over, sink and W.C.

Accommodation with approximate dimensions:

Ground Floor

Open Plan Kitchen/Living/Dining Room 14' 1" x 15' 2" (4.29m x 4.62m)

Lower Ground Floor

Cellar 9' 8" x 5' 10" (2.95m x 1.78m)

First Floor

Bedroom 14' 8" x 9' 3" (4.47m x 2.82m)

Property Information

Parking

Permit parking available via Westmorland and Furness council. For more information, please visit <https://www.westmorlandandfurness.gov.uk/parking-streets-and-transport/parking/apply-parking-permit>

Tenure

Freehold (Vacant possession upon completion).

Services

Mains gas, water, drainage and electricity.

Council Tax

Westmorland and Furness Council. Band A.

Energy Performance Certificate

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

Viewings

Strictly by appointment with Hackney & Leigh.

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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 £42.67 (inc. VAT) per individual or £36.19 (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 £120 (incl. vat).

Agents Note: Please be advised that this property is currently subject to a neighbour dispute. For further information, please contact the office.



Landing



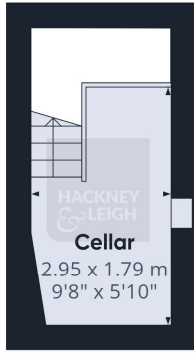
Bedroom



Bedroom



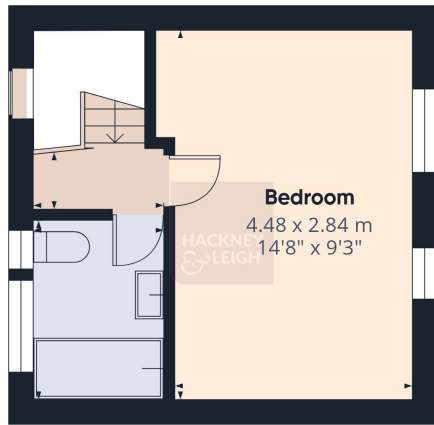
Bathroom



Floor -1



Floor 0



Floor 1



Approximate total area⁽¹⁾
 46.3 m²
 498 ft²

(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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