



7b Market Square, Kirkby Lonsdale
£190,000



7b Market Square

Kirkby Lonsdale, Carnforth

Kirkby Lonsdale offers a charming selection of independent shops, cafés, restaurants, and bars, all set against the backdrop of stunning countryside. The town is renowned for the iconic Devil's Bridge, while the picturesque River Lune runs alongside the town, providing a delightful circular walk suitable for visitors of all ages. The M6 motorway is just a 10-minute drive away via Junction 36, offering excellent transport links to the North, the South, and Scotland, as well as nearby towns including Kendal and Lancaster. The Lake District National Park, one of the UK's most popular destinations, is also within easy reach, approximately 20 miles away.

This beautifully presented one-bedroom property seamlessly blends modern design with rustic charm, offering a unique and inviting living environment. The property features a spacious open-plan living area with exposed wooden flooring and a striking spiral staircase - a true focal point that adds both character and functionality. The living space is bathed in natural light from large windows and a skylight, while a cosy wood burning stove provides warmth and ambience. The modern kitchen showcases stylish grey cabinetry, wooden countertops, integrated appliances, and a classic farmhouse sink. A breakfast bar, open shelving, and a herringbone tile backsplash further elevate the kitchen's appeal, making it ideal for both every-day living and entertaining. The tranquil bedroom features ample natural light and exposed wooden flooring creating a bright and welcoming retreat. The bathroom has been thoughtfully designed with a sleek, modern walk-in shower. Compact yet stylish, the bathroom maximises both space and functionality.

Outside features an inviting outdoor private terrace, finished with stone paving and a modern seating area, providing the perfect setting for relaxation or al fresco dining. The stone exterior and historic facade infuse the property with timeless character. This home is ideal for those seeking a harmonious

- Grade II Listed one bedroom apartment
- Open plan living area with fitted kitchen
- Good sized double bedroom
- Perfect first time buyer's property or investment property
- Contemporary design throughout
- Curenly being run as a sucessful holiday let
- Outdoor patio area with views towards Ingleborough
- Local bars and restaurants on your door step
- Central location to the historic market town of Kirkby Lonsdale

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating:





KITCHEN/LIVING AREA

14' 6" x 10' 11" (4.43m x 3.33m)

BEDROOM

10' 4" x 10' 1" (3.15m x 3.07m)

BATHROOM

6' 9" x 3' 3" (2.06m x 1.00m)

IDENTIFICATION CHECKS

Should a purchaser(s) have an offer accepted on a property marketed by THW Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £43.20 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

EPC RATING- F

COUNCIL TAX BAND- Currently A

SERVICES-Mains gas, water, drainage and electric



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THW Estate Agents

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