

PROSPECT COTTAGE

£600,000

2 Jingling Lane, Kirkby Lonsdale, LA6 2AW

Situated within the heart of life in this award-winning market town, a charming attached Georgian townhouse with parking and garden.

Recently tenanted, the accommodation is well-maintained with some lovely character features, and with scope to enhance further. Entrance vestibule, hall, dual aspect sitting room and dining kitchen, boot/laundry room, cloakroom and large vaulted cellars. Four bedrooms, one being en suite and a house bathroom. Gated drive with private off street parking and low maintenance gardens.

A splendid townhouse in the extremely popular town of Kirkby Lonsdale and within easy walking distance of all the facilities and delights this town has to offer.





Welcome to **PROSPECT COTTAGE**

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The **Lune Valley** begins just a few minute's 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.

Putting education first - within walking distance you'll find St Mary's primary school and the highly-regarded Queen Elizabeth secondary school. Further afield there's Dallam, a mixed comprehensive world school with state boarding at Milnthorpe and Boy's and Girl's Grammar Schools in Lancaster. 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 **Arnside 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, Birmingham, Glasgow and Edinburgh. Carnforth'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 town, head east along Jingling Lane and Prospect Cottage is the first on the left.

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Georgian character

Tucked away off the market square in the centre of town, Prospect Cottage is a charming Georgian property with some lovely period features (panelled doors and window reveals, some working shutters, moulded architraves, picture and dado rails, fireplaces including cast iron fireplaces in three of the bedrooms and an attractive panelled staircase with mahogany handrail).

This three storey attached townhouse has a gross internal measurement of c. 1339 sq ft (124.4 sq m) excluding the cellars, outdoor space and a rarity for Kirkby Lonsdale, private parking!

South facing, the rooms to the front are lovely and bright with natural light streaming through the tall sashes.

Tenanted over the last few years, the well-maintained accommodation has been refurbished but there is scope to enhance further. The vaulted cellars particularly provide an opportunity to convert to a gym, games/TV room, hobby room or office - one of the rooms has external access.

Let us take you on a tour...

Come on in to the entrance **vestibule** with limestone tiled floor. A part glazed door leads into the hall with oak floor, off which is the sitting room and dining kitchen, both are nicely-proportioned dual aspect, front to back rooms.

The **sitting room** has a stone fireplace (blocked up). The sociable **dining kitchen** is fitted with a range of base and wall units with granite worktops, integral gas hob, electric oven, grill and integral dishwasher, as well as a free-standing fridge/freezer. There is also a stone fireplace with gas stove and limestone tiled floor.

Also off the hall to the rear, is a useful **boot/laundry room** with space for undercounter washing machine and tumble dryer and rear access. Off here is a two piece **cloakroom**.

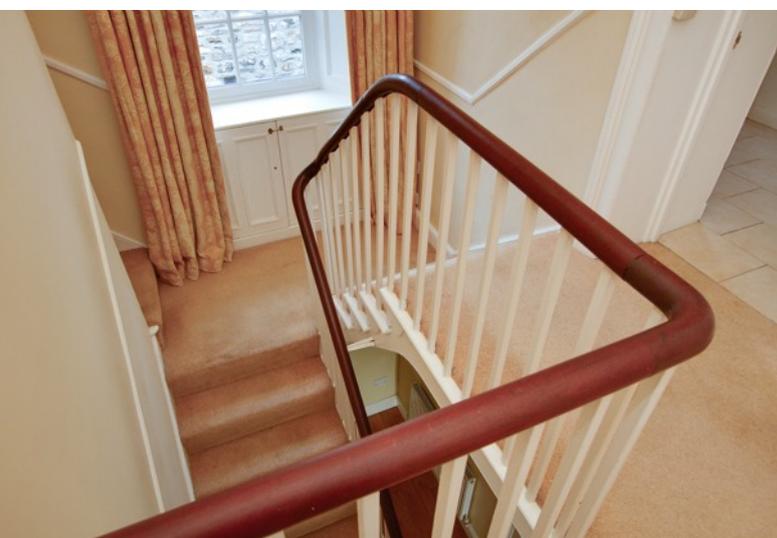
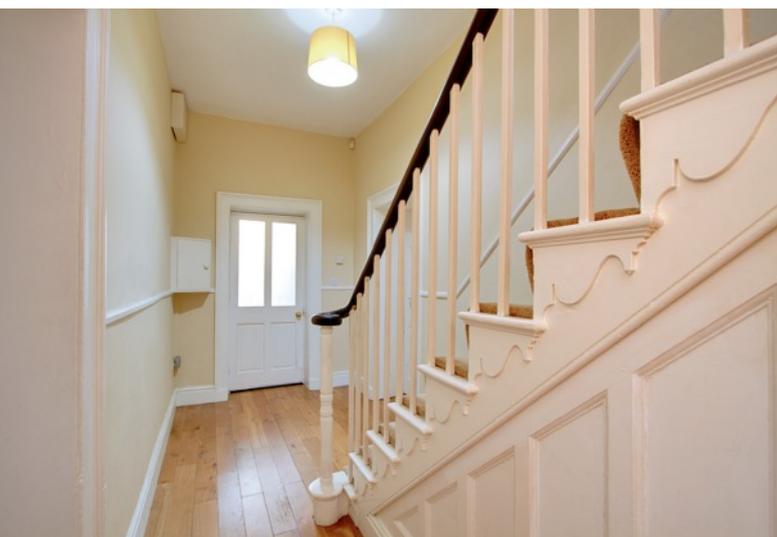
Access to the cellars c. 503 sq ft (46.7 sq m) is also off the hall with stone steps leading to **two vaulted rooms**, a central hall, power and light.

From the hall the stairs lead up to a half landing with **bedroom 4**. The stairs continue to the main landing off which are **three further double bedrooms**. The **principal bedroom** has an **en suite shower room** and **bedroom 2** is dual aspect and has a transom window above the door.

Outside space

A gated, flagged drive provides **off street parking**.

A wrought iron gate leads to the **south facing garden** - the garden is walled with wrought iron railings, a pedestrian gate to Jingling Lane, planted borders and central planted bed. There is also a **small flagged area** to the rear.



Services and specifications

- Mains electricity, gas, water and drainage
- Gas central heating
- Gas fire in the sitting room (not currently connected) and a gas stove in the dining kitchen
- A combination of single and double glazing
- Fibre broadband connected
- External lighting
- Security alarm





The finer details

Council Tax

Prospect Cottage is currently banded D for Council Tax purposes. Potential purchasers are advised to verify this information for themselves.

Local Authority

Westmorland & Furness Council

W: www.westmorlandandfurness.gov.uk

Please note

- Carpets are included in the sale
- Available separately are the curtains, curtain poles, light fittings and fridge freezer
- Freehold, with vacant possession on completion
- Prospect Cottage is owned by a staff member of Davis and Bowring

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 = 124.4 sq m / 1339 sq ft
 Cellar = 46.7 sq m / 503 sq ft
 Total = 171.1 sq m / 1842 sq ft

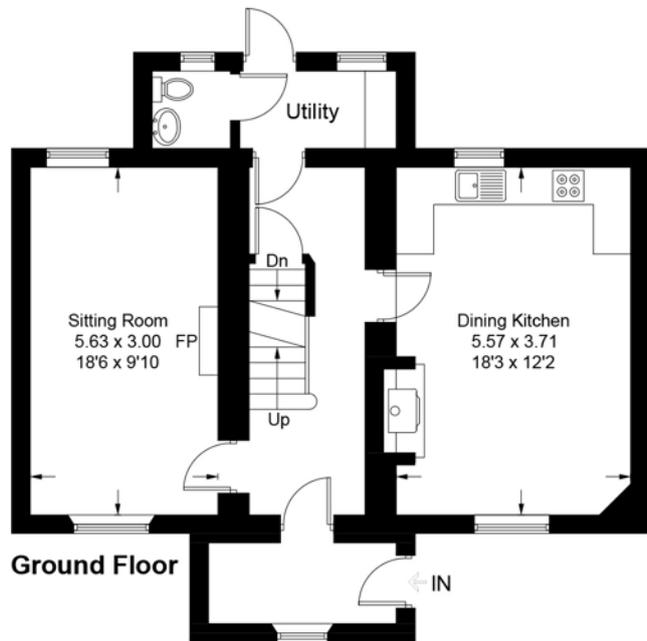
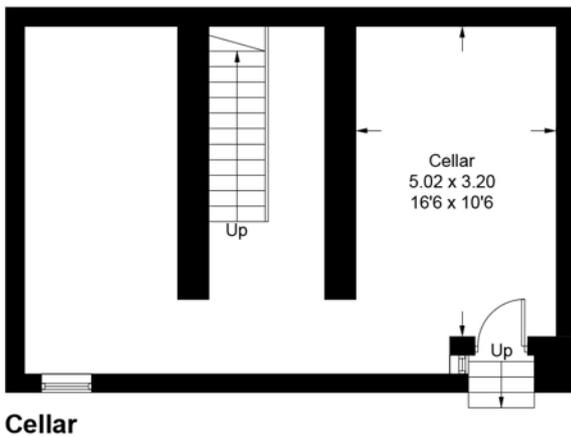
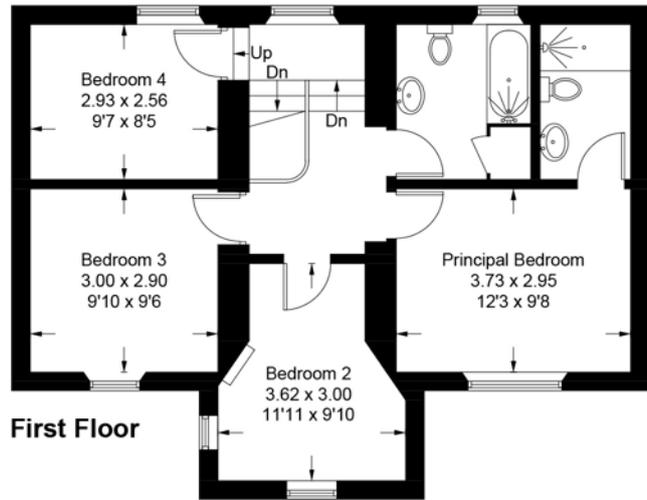
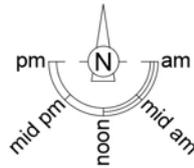


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1259524)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(54-68)	D		75
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

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