



Kirkby Lonsdale

£485,000

13, 13a & 13b, Market Square, Kirkby Lonsdale, Carnforth, LA6 2AN

A first-class investment opportunity in the heart of Kirkby Lonsdale, a highly sought-after and popular tourist destination. This Grade II Listed property has been thoughtfully converted to provide a stylish ground floor retail unit and two first floor apartments, available for purchase either as a whole or as individual units.

Kirkby Lonsdale itself boasts a range of independent shops, restaurants and bars, surrounded by spectacular countryside. The town is famous Devils Bridge, and the River Lune runs adjacent to the town providing a lovely circular walk for all.

The M6 is a short 10-minute drive away to Junction 36, providing easy access to the South, the North and Scotland parts, as well as local towns such as Kendal and Lancaster, with only 20 miles to the ever popular Lakes District National Park.

Quick Overview

Grade II Listed Retail Unit with Two Apartments
Above
Newly Refurbished
Ground Floor Retail Unit
Central Location Within the Market Town of
Kirkby Lonsdale
Fantastic Investment Opportunity
Superfast Broadband Available



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Superfast
Broadband*

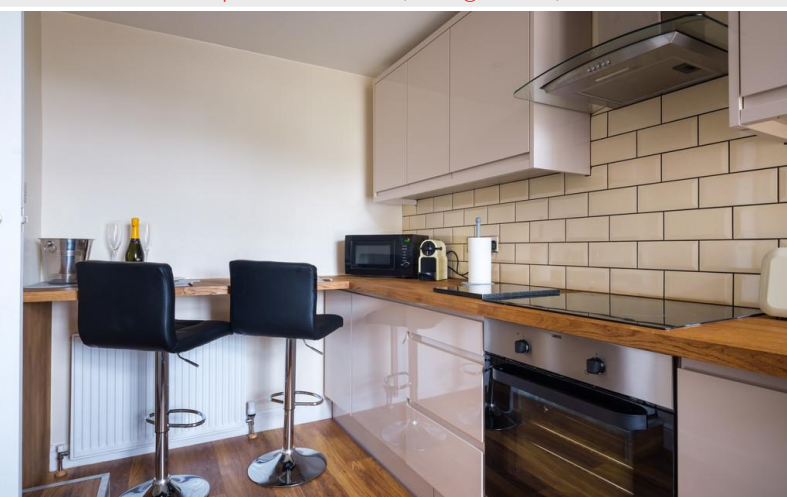


Permit Parking
Available

Property Reference: KL3215



Apartment One (Living Room)



Apartment One (Kitchen/Dining)



Apartment One (Master Bedroom)



Apartment One (Master En-Suite)

Retail Area

The ground floor is currently arranged as a retail space, comprising three principal sales areas, along with a kitchenette fitted with a range of base units and a sink. There is also a storage room and W.C. To the rear, a porch, currently utilised for bin storage, provides access outside.

Apartment One

Apartment One offers well-appointed one-bedroom accommodation with an en-suite, alongside a living area and kitchen/diner.

Accessed from the communal entrance into a private hallway, steps lead down to the refurbished kitchen/dining space, fitted with contemporary high-gloss white wall and base units, complementary solid oak worktops and part-tiled splashbacks. Integrated appliances include a Zanussi oven, induction hob with extractor over and dishwasher, with plumbing for a washing machine and a wall-mounted boiler. A breakfast bar provides seating for two.

The living area enjoys views over Kirkby Lonsdale's Market Square through secondary double glazed windows and features bespoke built-in shelving and cabinetry surrounding a fireplace. The generous double bedroom also overlooks the square. The accommodation is completed by a stylish en-suite bathroom, comprising a low-level W.C., vanity wash hand basin and a double-ended Jacuzzi bath.

Apartment Two

Apartment Two is a generous two-bedroom property, comprising an open-plan kitchen and living area, utility room, family bathroom and an en-suite to bedroom one.

The contemporary kitchen is fitted with modern high-gloss grey wall and base units with integrated Hotpoint oven and microwave, solid oak worktops and part-tiled splashbacks. Further integrated appliances include an induction hob with extractor, dishwasher, fridge and freezer, along with a sink and mixer tap. There is ample space for dining, flowing through to the living area, which features exposed beams and a window to the front aspect.

Bedroom one is a double with fitted wardrobes, rear-facing window and Velux rooflight, leading to a modern en-suite comprising a vanity W.C., sink and bath with shower over. The second bedroom is also a double, enjoying views over the Market Square and benefitting from fitted wardrobes. A contemporary family bathroom completes the accommodation, fitted with a W.C., vanity sink and bath with shower over.



Apartment One (Kitchen/Dining)



Apartment One (Living Room)



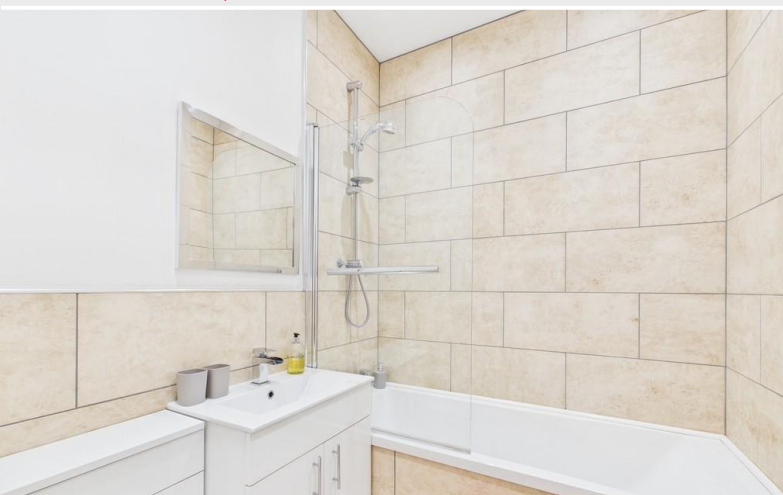
Apartment Two (Kitchen)



Apartment Two (Living/Dining Area)



Apartment Two (Bedroom Two)



Apartment Two (Bathroom)

Accommodation (with approximate dimensions)

Retail Area 1 15' 1" x 11' 2" (4.6m x 3.4m)

Retail Area 2 6' 11" x 11' 11" (2.11m x 3.63m)

Retail Area 3 12' 6" x 8' 4" (3.81m x 2.54m)

Kitchenette 12' 7" x 6' 1" (3.84m x 1.85m)

Basement 16' 2" x 12' 0" (4.93m x 3.68m) x 16' 1" x 6' 4" (4.92m x 1.94m) x 11' 7" x 6' 6" (3.55m x 1.99m)

Apartment One

Kitchen/Dining Area 6' 7" x 12' 9" (2.01m x 3.89m)

Living Room 16' 1" x 11' 6" (4.9m x 3.51m)

Bedroom One 16' 1" x 11' 6" (4.9m x 3.51m)

Apartment Two

Utility Room 5' 1" x 6' 6" (1.55m x 1.98m)

Open Plan Kitchen 8' 8" x 20' 9" (2.64m x 6.32m)

Open Plan Living 12' 2" x 6' 3" (3.71m x 1.91m)

Bedroom One 12' 6" x 10' 11" (3.81m x 3.33m)

Bedroom Two 12' 6" x 9' 8" (3.81m x 2.95m)

Property Information

Services

Mains gas, water, drainage and electricity. Hive controlled central heating.

Tenure

Freehold. Vacant possession upon completion.

Council Tax

Westmorland and Furness Council. Band TBC.

Viewings

Strictly by appointment with Hackney & Leigh Kirkby Office.

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Energy Performance Certificate

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

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Apartment Two (Bedroom One)



Apartment Two (En Suite)



Retail Area



Retail Area

Request a Viewing Online or Call 015242 72111

Meet the Team

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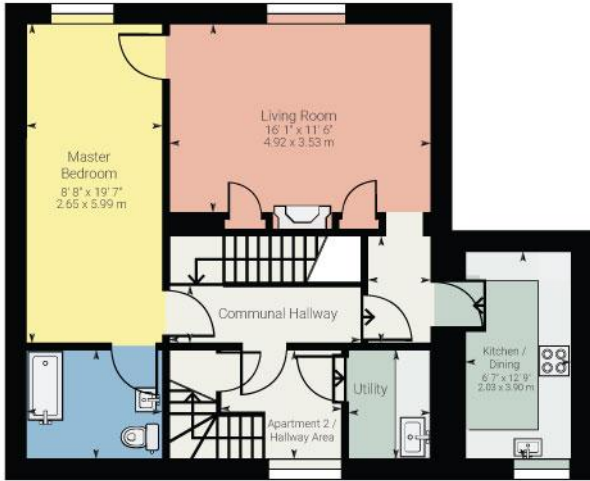
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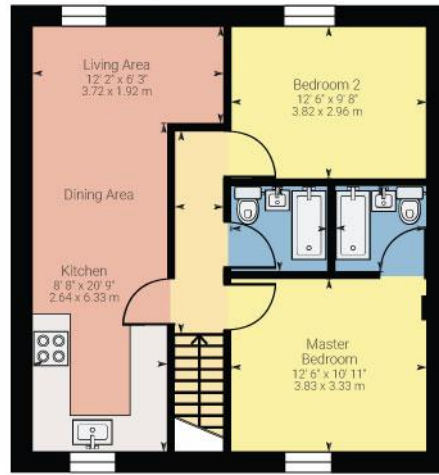
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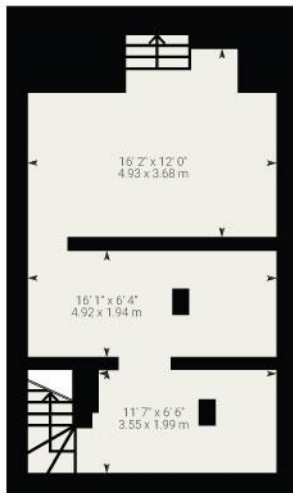
1st Floor (Apartment 1)



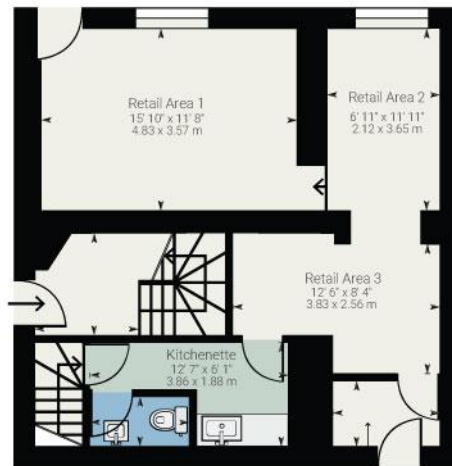
2nd Floor (Apartment 2)



Basement



Ground Floor (Retail Area)



Approximate net internal area: 2324.89 ft² / 215.99 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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