



Laitha Lodge, Kirkby Lonsdale
£550,000



Laitha Lodge

Kirkby Lonsdale, Carnforth

Occupying a gated plot within Kirkby Lonsdale, Laitha Lodge is a detached bungalow offering spacious accommodation, attractive gardens and generous parking. Well presented throughout, the property provides a versatile and appealing home within easy reach of the town's amenities and surrounding countryside.

The accommodation is arranged across a single level and provides comfortable living space throughout. A spacious sitting room offers an inviting environment for everyday living, while the impressive sun room provides valuable additional reception space. The kitchen serves the property well and is complemented by a practical layout suited to modern living.

The bungalow offers three double bedrooms, including a principal bedroom benefitting from en suite shower facilities. A family shower room serves the remaining accommodation, while the layout provides flexible and well balanced living space throughout.

Externally, the property enjoys attractive low maintenance gardens together with a substantial detached outbuilding which currently provides versatile additional space and a WC. The building benefits from planning permission to be extended and converted into a self-contained two-bedroom annexe incorporating a living room, kitchen and wet room, offering excellent flexibility and future potential*. A detached wooden stable provides further practicality and storage, whilst the gated driveway offers parking for multiple vehicles.

*Further details can be viewed on the Westmorland and Furness planning portal using reference 2025/1140/HOU.

- Detached bungalow occupying a gated plot
- Three double bedrooms including a principal bedroom with en suite shower room
- Spacious sitting room with a fireplace
- Impressive sun room providing additional reception space
- Kitchen with plenty of storage
- Shower room serves the remaining accommodation
- Substantial detached outbuilding with planning permission for a self-contained annexe
- Attractive low maintenance gardens
- Detached stable and driveway parking
- Convenient Kirkby Lonsdale location close to local amenities

WHAT3WORDS://fermented.retain.clockwork

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: G





SUN ROOM

28' 4" x 9' 5" (8.63m x 2.86m)

LIVING ROOM

16' 10" x 14' 1" (5.12m x 4.29m)

KITCHEN

13' 11" x 9' 7" (4.25m x 2.93m)

HALLWAY

17' 9" x 5' 4" (5.40m x 1.63m)

BEDROOM

12' 7" x 8' 3" (3.84m x 2.52m)

EN SUITE

8' 3" x 2' 6" (2.52m x 0.76m)

BEDROOM

15' 5" x 13' 3" (4.70m x 4.05m)

BEDROOM

10' 9" x 10' 9" (3.28m x 3.27m)

SHOWER ROOM

9' 4" x 5' 11" (2.84m x 1.81m)

POTENTIAL ANNEXE

19' 2" x 17' 6" (5.83m x 5.34m)

WC

4' 9" x 4' 7" (1.45m x 1.40m)



SERVICES

Mains electric, mains gas, mains water, mains drainage

EPC RATING D

COUNCIL TAX BAND currently Band F

TENURE: FREEHOLD

IDENTIFICATION CHECKS

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Ground Floor Building 1

Approximate total area⁽¹⁾

1674 ft²

155.6 m²



Ground Floor Building 2

(1) Excluding balconies and terraces

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

GIRAFFE360



THW Estate Agents

29 Main Street, Kirkby Lonsdale - LA6 2AH

015242 71999 • kirkby@thwestateagents.co.uk • www.thwestateagents.co.uk

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