

8 FAIRBANK

£220,000

Kirkby Lonsdale, LA6 2BD

A delightful, Grade II Listed stone and slate terraced character cottage with potential to upgrade.

Sitting room, kitchen, cellar, two double bedrooms, a third single and a house bathroom. Shared rear yard and small outbuilding.

Perfect as a bolthole from a busy life where you can enjoy weekends and holidays, ideal to buy and let out for holidays or for those looking to downsize and enjoy the lifestyle and convenience that central town living offers.





Welcome to **8 FAIRBANK**

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Here's our TOP TEN reasons to love 8 Fairbank:

1. **A delightful, Grade II Listed mid terrace character cottage** with an approximate gross internal measurement of c. 746 sq ft (69.3 sq m) to include the cellar.
2. **Situated within this award-winning market town** - the cottage is within walking distance of everything Kirkby Lonsdale has to offer: meet friends for a coffee or a glass of something stronger; pop out for lunch or dinner, embrace the independent shops and enjoy the convenience of branches of Boots and Booths, the post office, primary and secondary schools as well as doctor's and dentists' surgeries.
3. **Potential to upgrade** - the cottage has been let for a number of years and now offers an excellent opportunity to refurbish.
4. **Come on in** to the sitting room, which leads into the kitchen with base and wall units, gas cooker and undercounter refrigerator. Off the sitting room, a door leads to the cellar, c. 126 sq ft (11.7 sq m)
5. **Sweet dreams** - off the landing are two double bedrooms, both with small built-in wardrobes and one with a skylight window as well as a third single bedroom. There's also a generous three piece bathroom.
6. **Great 'lock up and leave'** - to the rear, is a shared cobbled yard and small outbuilding, c. 10'7" x 8'8" (3.25 m x 2.70 m). There is a right of access across the rear yard for neighbouring properties.
7. **Income stream** - the cottage would holiday let well as it's in an ideal location for those visiting the area; this way you could use it yourself and then let it out to help pay the bills when you don't need it. Alternatively, the property has been let for a number of years and would appeal to long term tenants keen to move into town.
8. **Convenient parking** - as with many properties in Kirkby Lonsdale, there's no private parking but there is on street parking nearby. Residents can also purchase annual permits from Westmorland & Furness Council and use the centrally located car park in the middle of town.
9. **On your doorstep** - for those who love the great outdoors, the Lune Valley, the Lake District and Yorkshire Dales National Parks, as well as the Forest of Bowland National Landscape provide a stunningly scenic adventure playground and if you prefer a walk by the sea, Morecambe Bay Estuary and Arnsdale and Silverdale National Landscape are not too far away.
10. **Getting out and about** - for travel further afield, the town is situated off the A65 making many large towns and cities within easy reach. Access to the M6 is at either J34 or J36 depending on the direction of travel. Oxenholme and Lancaster have stations on the main west coast line with direct trains into London Euston, Manchester and airport, Birmingham, Glasgow and Edinburgh with airports at Leeds Bradford (50.9 miles), Manchester (80 miles) and Liverpool (86 miles).



You'll need to know...

- Mains electricity, gas, water and drainage
- Gas central heating
- Single glazed sash windows
- 8 Fairbank is banded C for council tax purposes with Westmorland & Furness Council
- There is a right of way from Fairbank to the northwest of No. 8 through the yard at the rear to neighbouring properties
- Grade II listed - list entry number 1138219
- Vacant possession on completion. The property is freehold with the first floor bedroom 3 and bathroom being a flying freehold over the access to the rear.

To find the property - if you know where the Orange Tree public house in Kirkby Lonsdale is then you're almost there - walk past the pub heading up towards Kearstwick and the cottage is on the left, part of the attractive row of traditional properties. There is no private parking - please park in the town and make your way on foot.

What3words reference: ///incline.stated.figs

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.

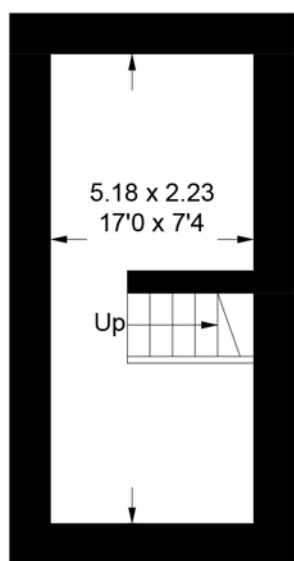
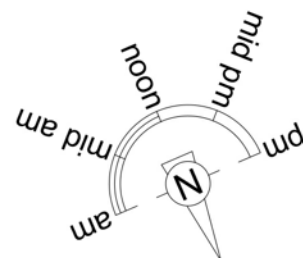


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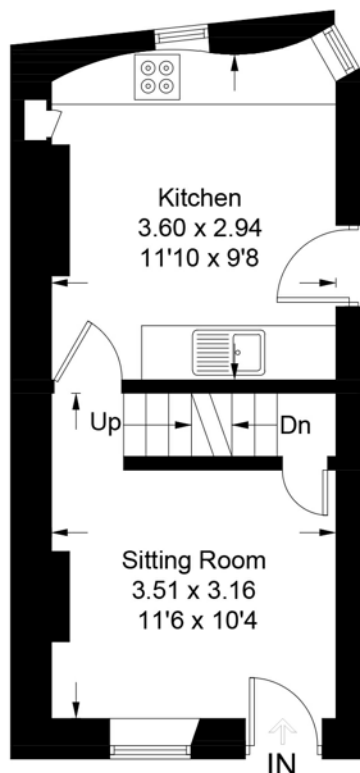
Approximate Gross Internal Area = 69.3 sq m / 746 sq ft

Cellar = 11.7 sq m / 126 sq ft

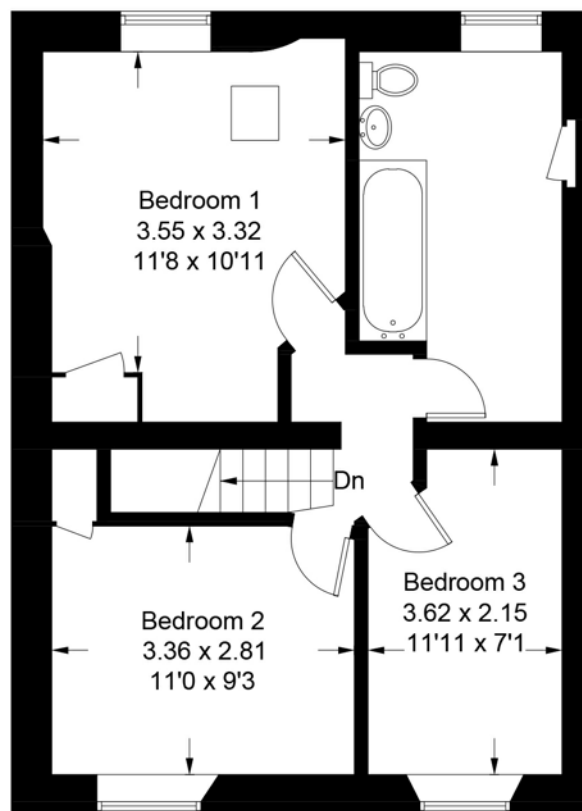
Total = 81 sq m / 872 sq ft



Cellar



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1323873)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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