



# Kirkby Lonsdale

£275,000

42b Main Street, Kirkby Lonsdale, Carnforth, LA6 2AJ

This charming and distinctive three-storey Grade II Listed stone and slate terraced cottage is located in the heart of Kirkby Lonsdale, a historic market town with characterful streets, a welcoming community, and scenic surroundings close to both the Yorkshire Dales and the Lake District. The cottage blends traditional charm with modern comfort, featuring rich natural textures and carefully crafted joinery that create a warm and inviting home. Whether you are looking for a main residence, a quiet retreat, or a holiday-let opportunity, this property is well worth viewing.

## Quick Overview

Grade II Listed Cottage  
 Within The Heart of Kirkby Lonsdale  
 Blends Traditional Charm & Modern Comfort  
 Cosy Characterful Living Room  
 Separate Dining Room with Exposed Beams  
 Two Bedrooms & One Bathroom  
 Shared Front Courtyard  
 Versatile Home for a Range of Buyers  
 Superfast Broadband Available



2



1



1



D



Superfast  
Broadband



Parking  
Permit

Property Reference: KL3689





Kitchen



Living Room



Living Room



Dining Room

You enter directly into the kitchen, which is fitted with a range of base and wall units, an oven and hob, and a stainless-steel sink. From here, stairs lead up to the living room, or alternatively, the living room can be accessed via external steps at the front of the property. The living room is cosy and full of character, featuring a decorative cast-iron fireplace and charming feature windows that fill the space with natural light.

A doorway from the living room leads through to a separate dining room, which retains exposed beams and includes a staircase leading to the second floor. This space is ideal for entertaining family or friends and adds to the cottage's unique character.

On the upper level, a well-appointed shower room includes a large fitted storage cupboard and has a clean, contemporary design. The principal bedroom combines comfort with traditional charm, showcasing exposed beams and large Velux windows fitted with electric blinds, which flood the room with natural light. A second double bedroom occupies the upper floor, providing flexible accommodation suitable for guests, a home office, or family use.

Outside, a shared courtyard at the front of the cottage provides a practical and inviting space. The current owners enjoy using it with a table and chairs, making it a pleasant spot for relaxation or socialising with neighbours.

#### Accommodation with approximate dimensions

##### Ground Floor

Kitchen 5' 11" x 12' 2" (1.8m x 3.71m)

##### First Floor

Living Room 11' 10" x 15' 6" (3.61m x 4.72m)

Dining Room 6' 4" x 12' 3" (1.93m x 3.73m)

##### Second Floor

Bedroom One 11' 11" x 8' 9" (3.63m x 2.67m)

Bedroom Two 6' 5" x 12' 2" (1.96m x 3.71m)



### Parking

Permit parking available via Westmorland and Furness council. For more information, please visit <https://www.westmorlandandfurness.gov.uk/parking-streets-and-transport/parking/apply-parking-permit>

### Tenure

Leasehold. Subject to the remainder of a 999 year lease dated the 31st August 1984. A copy of the lease is available for inspection at the office.

### Council Tax

Westmorland and Furness Council. Band C.

### Services

Mains gas, water, drainage and electricity.

### Energy Performance Certificate

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

### What3Words

///organs.sinkhole.novel

### Viewings

Strictly by appointment with Hackney & Leigh.

### Disclaimer

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract.

\*Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 10/02/2026.



Bedroom One



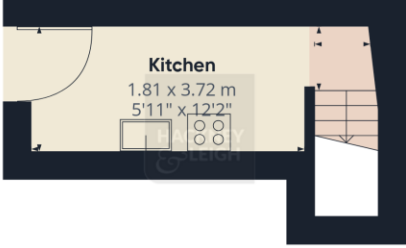
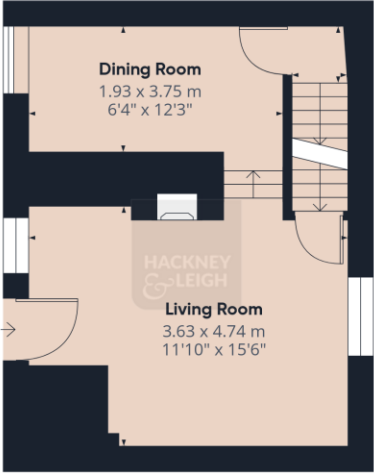

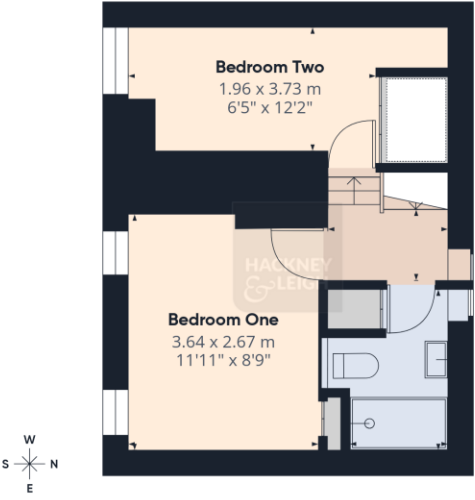
Bedroom Two



Bathroom



42b Main Street

 <p><b>Kitchen</b> 1.81 x 3.72 m 5'11" x 12'2"</p>	 <p><b>Dining Room</b> 1.93 x 3.75 m 6'4" x 12'3"</p> <p><b>Living Room</b> 3.63 x 4.74 m 11'10" x 15'6"</p>	 <p><b>Approximate total area<sup>m</sup></b> 58 m<sup>2</sup> 624 ft<sup>2</sup></p>
 <p><b>Bedroom Two</b> 1.96 x 3.73 m 6'5" x 12'2"</p> <p><b>Bedroom One</b> 3.64 x 2.67 m 11'11" x 8'9"</p> <p>W S N E</p>		<p>(1) Excluding balconies and terraces</p> <p>Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.</p> <p><b>GIRAFFE360</b></p>

**Anti-Money Laundering Regulations (AML)** Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. \*Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 10/02/2026.