



WATERHOUSE
ESTATE AGENTS
Local, Professional Property Services

19 Fairbank – Kirkby Lonsdale





Features

- A beautiful Grade 2 listed home
- Four double bedrooms in the main house with the master benefiting from an en-suite shower room
- Offering an annex space that can be closed off from the main house and utilised for family or guests
- Spacious and bright accommodation throughout
- A good sized walled garden to enjoy and use of a shared courtyard

A wonderful Grade II listed property situated within a conservation area in the heart of the highly sought-after town of Kirkby Lonsdale. The property offers spacious and versatile accommodation throughout, featuring impressive high ceilings and four well-proportioned double bedrooms, one of which benefits from an en-suite shower room. Part of the property can be utilised as a self-contained annex, comprising a flexible living space, bedroom or work-from-home area, and a bathroom—providing excellent versatility for family members, guests, teenagers or independent living. The main accommodation is enhanced by two generous

living areas and a well-equipped kitchen, creating a practical yet characterful home. There is clear scope to personalise the property and add your own touch, allowing the creation of a truly special residence. Externally, the property enjoys a charming courtyard-style garden with a deep raised bed and ample space for outdoor seating, ideal for enjoying the surroundings, along with access to a shared courtyard. Offered with no onward chain, the property is conveniently located within comfortable walking distance of the town centre. Kirkby Lonsdale is a historic market town ideally positioned between the Lake District and

the Yorkshire Dales, with excellent road links including easy access to the A65 and Junction 36 of the M6, both within a short drive. It has become one of the most sought-after places to live locally, prized for its vibrant mix of independent shops, cafés, pubs, hotels and restaurants, alongside well-regarded primary and secondary schools. The surrounding area offers an abundance of magnificent walks and trails for all abilities, with the iconic Devil's Bridge a particular highlight, while the winding River Lune provides beautiful and scenic riverside walks.



GROUND FLOOR

Entrance hall - A spacious hallway offering ample room for coats and shoes, providing access to both reception rooms and a convenient ground floor WC. The hallway also benefits from a high ceiling and features stairs rising to the first floor.

WC - A convenient ground floor WC fitted with a toilet and hand basin, featuring half-tiled walls and access to the under-stairs cupboard, which also houses the boiler. A window provides plenty of natural light, creating a bright and practical space.

Living room - A wonderful, light-filled room featuring large dual-aspect windows and a feature gas fireplace with a mantel above, creating a cosy yet spacious atmosphere. There is plenty of room for family and friends to gather, relax, and enjoy time together.

Living room/ dining room - A light-filled room featuring a large window and a decorative open fireplace with a mantel above. Located next to the kitchen, this versatile space could be used as a dining room or an additional living area and benefits from three charming alcoves.

Kitchen - A bright and well-equipped kitchen fitted with cream farmhouse-style base and wall units, complemented by granite work surfaces. Integrated appliances include an oven, dishwasher, fridge, freezer and washing machine along with a range cooker with hood above, and wine racks. An additional section of work surface provides a useful breakfast bar, positioned beneath a window, while a door offers direct access to the rear yard.

FIRST FLOOR



Bedroom 1 - A bright and spacious double bedroom enjoying elevated dual-aspect views and an abundance of natural light.

En-suite - An en-suite shower room comprising a walk-in electric shower, hand basin and WC, with fully tiled walls enhanced by a seaside-themed border.

Bedroom 2 - A generously proportioned double bedroom, filled with natural light and benefitting from elevated front-facing views.

Bedroom 3 - A spacious double bedroom with access to the attic.

Bathroom - A bright and generously sized bathroom featuring a Jacuzzi bath with overhead electric shower, a hand basin set within a vanity unit, and a WC. A built-in cupboard houses the water tank and provides useful fitted shelving and storage. The room is enhanced by an exposed wooden floor, half-panelled wooden walls, tiled splashbacks, and natural light from the front facing window.

ANNEX

Living area - Steps lead down from the kitchen into this additional and highly versatile space, offering flexibility for a range of uses, including independent accommodation for family, guests or teenagers. There is ample room to sit and relax, along with the benefit of a useful under-stairs storage cupboard. Double doors open onto the rear yard, allowing natural light to flood the room, while a staircase provides access to the first floor.

Home office / bedroom 4 - A bright and versatile room, beautifully enhanced by a wall of windows and Velux rooflights, creating an abundance of natural light. Perfectly suited for use as a bedroom or a home office.

Bathroom - A well-appointed ground floor bathroom fitted with a bath and overhead electric shower, along with a WC and wall-mounted hand basin. The room features fully tiled walls and benefits from a heated towel rail, creating a practical and comfortable space.

Externally

A delightful courtyard garden providing a pleasant and private space to sit and enjoy the outdoors. Enclosed by traditional stone walls and surrounded by wonderful mature planting, the garden offers colour and privacy throughout the year. There is ample room for seating and entertaining family and friends, while a charming ornamental stone water feature adds a sense of history and character. A raised bed around the perimeter provides generous space for planting and gardening, with the majority laid to flagged paving for seating. The garden can be accessed either directly from the road or via the front door. There is a shared courtyard to utilise outside the annex living room. There is no parking included with the property however parking permits can be obtained from the council for nearby parking areas.

Useful Information

House built - 1823.

Tenure - Freehold.

Council tax band - E (Westmorland and Furness Council).

Grade 2 listed.

Heating - Gas central heating (boiler installed in 2023 - 7 years left on warranty).

Drainage - Mains.

Re-roofed.

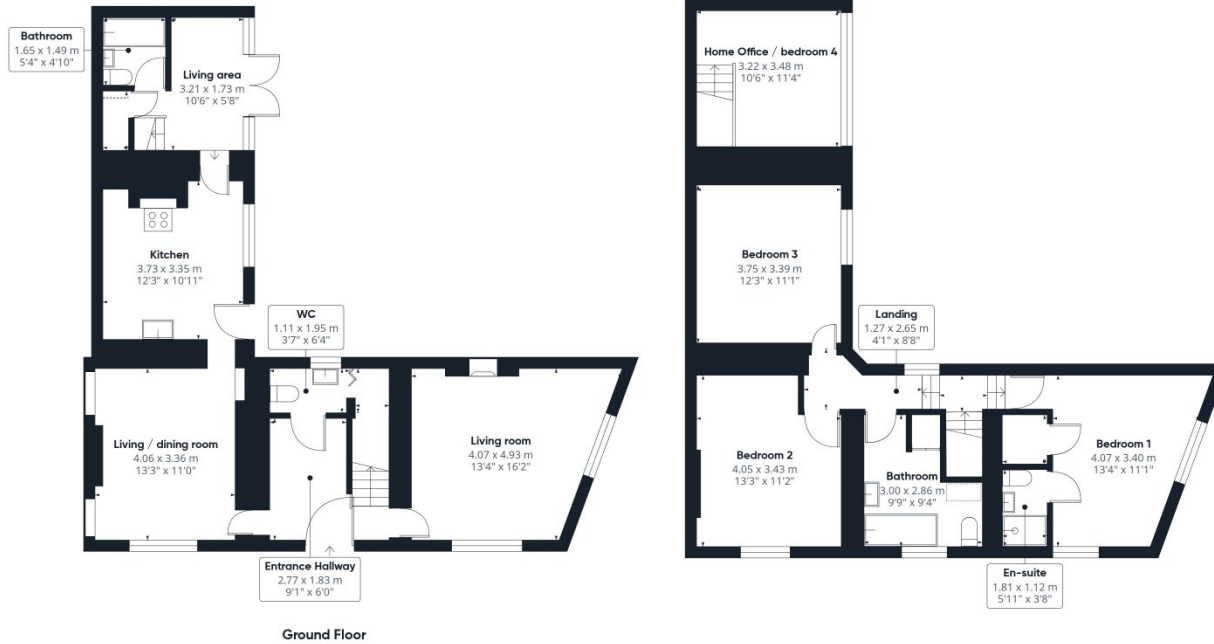
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Ground Floor

Floor 1



Approximate total area⁽¹⁾

129.9 m²
1398 ft²

Reduced headroom

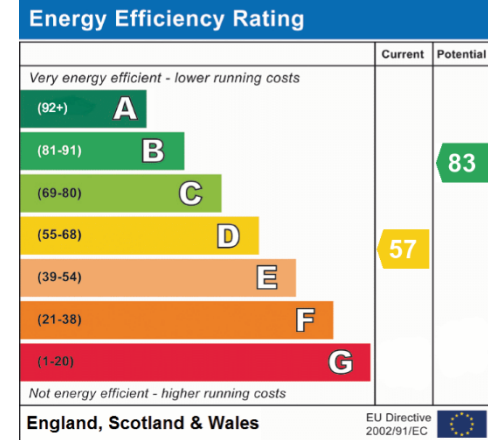
0.9 m²
10 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

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

GIRAFFE360



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