

I HORSEMARKET

£920,000

Kirkby Lonsdale, LA6 2AS

Situated within the heart of this popular Lune Valley market town, an impressive and characterful town house with a private courtyard garden to the rear.

Built in the 19th Century and originally the town's Police Station with living accommodation, the property has undergone a refurbishment since the current owner's purchase in 2021. Set over three floors, the rooms are generous, light and bright with a hall, cloakroom, sitting room, fabulous living/dining kitchen with French windows out to the courtyard, snug, vaulted cellar, side hall and an integral single garage. Three first floor bedrooms, one with a dressing area and two en suite bathrooms, and to the second floor, a fourth bedroom with a dressing area and en suite bathroom. Delightful walled courtyard garden to the rear with former wash house, ideal as a home office/hobbies room.

In all, a fine family home in an incredibly accessible location with everything on the doorstep.





Welcome to **1 HORSEMARKET**

£920,000

Kirkby Lonsdale, LA6 2AS

If you are reading this there's a high chance you already know and love **Kirkby Lonsdale**. Here in our office we all live in or near to this lovely market town and know it well.

It's an **absolute gem** and little wonder that there is a steady stream of buyers who have either always been drawn to the town or who have just discovered it and now want a slice of Lune Valley life; for a number of years the town has been voted in the top 10 places to live in the North West.

The market town has much to offer in terms of places to eat, meet for a coffee or glass of something stronger, independent shops, churches, a Post Office as well as a branch of Boots Chemist and a Booths supermarket. There's also a range of commercial businesses represented in the town as well as an opticians, two dentists and a large doctor's surgery - everything is within walking distance for 1 Horsemarket.

One of the English countryside's unspoiled landscapes, the **Lune Valley** boasts undulating rolling hills and scattered villages, it borders the Forest of Bowland National Landscape (formerly known as an AONB, an Area of Outstanding Natural Beauty) and the Yorkshire Dales National Park.

Together the historic market town of **Kendal** (13.8 miles) and the Georgian city of **Lancaster** (16.8 miles via the A683) provide a comprehensive range of commercial and recreational facilities. Lancaster is also home to Lancaster University, Lancaster & Morecambe College and Royal Lancaster Infirmary.

Schools are located in Kirkby Lonsdale with St Mary's primary school and Queen Elizabeth secondary school. Dallam is in Milnthorpe and there are Boys' and Girls' Grammar schools in Lancaster. The area is also well served by private schools, including Sedbergh (with the preparatory school in Casterton), Giggleswick and Windemere.

For fans of the **great outdoors**, Kirkby Lonsdale is close to the National Parks of The Lake District and The Yorkshire Dales as well as the Forest of Bowland National Landscape. The area provides a stunningly scenic adventure playground for all. Likewise, Arnsdale and Silverdale National Landscape and Morecambe Bay Estuary are not too far away if you are drawn to the coast.

Getting about by car is easy, accessibility to the motorway network is excellent at J34, J35 or J36 as well as onto the A65 for travelling east.

Letting the train take the strain with stations on the West Coast main line at both Lancaster and Oxenholme (11.1 miles) with trains to London Euston, Manchester, Manchester Airport, Birmingham, Glasgow and Edinburgh. Historic Carnforth train station is on the Northern Line with services to Lancaster, Preston, Barrow-in-Furness and Leeds.

Jetting off - there is a choice of airports: Leeds Bradford (50.9 miles) Manchester (80.8 miles) and Liverpool (85.7 miles).









Simply stunning!

Situated in the heart of this award-winning town, a handsome and charismatic townhouse dating back to the 19th Century and built to house the town's police station and living accommodation, with the court rooms situated in the neighbouring property.

English Heritage note a 'Two storey sneaked stone built building in Gothic Revival style, comprising two units. To south is a two storey three bay domestic style building with two staggered three light mullioned windows with stone surround and relieving arches above to north, single door with square fanlight in centre and two light mullioned windows to south. This element likely comprised accommodation for the officer and constables.'

Set over three floors with high ceilings, there is also a cellar room with access via a trap door in the living/dining kitchen; the gross internal measurement is c. 2470 sq ft (229.5 sq m excluding the cellar) with wonderfully generous and light spaces.

Period character has been retained with fireplaces, deep skirtings, panelled window reveals, some with shutters, a decorative staircase, and half circle transom windows over the principal bedroom and bathroom doors.

In recent years, the property has been run as a boutique B&B and is now a private residence. Since the current owner's purchase in 2021, a programme of decoration and refurbishment has been carried out to an exceptional standard to create an elegant and beautiful home.

Let us walk you round...

Ground floor

Come on in through the front door into the **hall** with decorative tiled floor and a two piece **cloakroom**. Also off the hall is a **sitting room** featuring a brick fireplace with wood surround and stone flag hearth (a wood burning stove could be installed) and built-in cupboards and open shelving to one wall.

A part glazed door with glazed transom window above leads into a fabulous, sociable, light and bright **living/dining kitchen**. The lime washed oak floor is flooded with light through a series of windows running the length of the room. These include two sets of French windows which open out onto the secluded and generous courtyard. To one end is the kitchen, fitted with hand painted base units, dresser unit and pantry cupboard, freestanding island unit, integrated dishwasher and two refrigerator drawers as well as a Blush Aga with electric module. To the other, a fireplace with wood burning stove set on a flag hearth and over mantle mirror. Open to the living/dining kitchen is a **snug**.

Access to the **vaulted cellar** is via a trap door.

From the kitchen, double doors lead into a **side hall** with pot sink, hanging space, shelving and front and rear access as well as access to the **integral single garage** with newly sealed flag floor, double timber doors, power, light and water.

First floor

The attractive staircase leads up to the landing with three double bedrooms and a bathroom.

The **principal bedroom** has a dressing area and **en suite bathroom** (which can also be accessed off the landing). The bedroom has a period fireplace and two windows overlooking the rear courtyard. The **dressing area** has fitted rails and leads into the luxurious bathroom with slipper bath, separate shower cubicle and twin vanity wash basins.

Bedroom 2 has a walk-in wardrobe and three piece en suite bathroom with floor and bath decorative tiling.

With a period cast iron fireplace, **bedroom 3** completes the picture.

Second floor

The staircase with skylight window continues to **en suite bedroom 4**. This features exposed beams, crucks and undereaves storage and far reaching fell views, which can be seen through the two skylight windows. There is a **dressing area** and **walk-in wardrobe** with fitted rails.

The **five piece bathroom** also enjoys beautiful fell views and includes a freestanding claw and ball roll top bath and separate shower cubicle.

Outdoor space

To the west of the property is a delightful, gravel **courtyard** with direct access from the living/dining kitchen. There's a cobbled area with pergola, slate terrace and sleepers forming planted beds.

Detached former **Wash House**, c. 106 sq ft (9.9 sq m) with the old wash sink, underfloor heating and plumbing for a washing machine. This space would also make an excellent home office/studio/hobbies room or could be used as its original purpose, a laundry room.

To find the property - it is best to park in Kirkby Lonsdale and proceed to the property on foot in the first instance. From Market Square, walk along Main Street in a northerly direction and turn right immediately after Spar. Continue and turn first right onto Horsemarket. No. 1 is on the right.

What3words reference: [///scrapcr.piglets.beep](https://www.what3words.com/?i=///scrapcr.piglets.beep)

Services and specifications

- Mains electricity, gas, water and drainage
- Gas central heating
- Multi-fuel stove in the living/dining kitchen
- Double glazed windows in wood frames
- Fibre broadband connected
- New ground floor windows to the rear installed 2025
- Remote controlled Velux windows with interior blinds replaced 2025
- Electric Aga with electric module installed 2025
- Underfloor heating in the en suites and outdoor wash room
- External water tap
- Security alarm





The Wash House



The finer details

Council Tax

1 Horsemarket is currently banded E for Council Tax purposes. Potential purchasers are advised to verify this information for themselves.

Local and Planning Authority

Westmorland & Furness Council

W: www.westmorlandandfurness.gov.uk

Please note

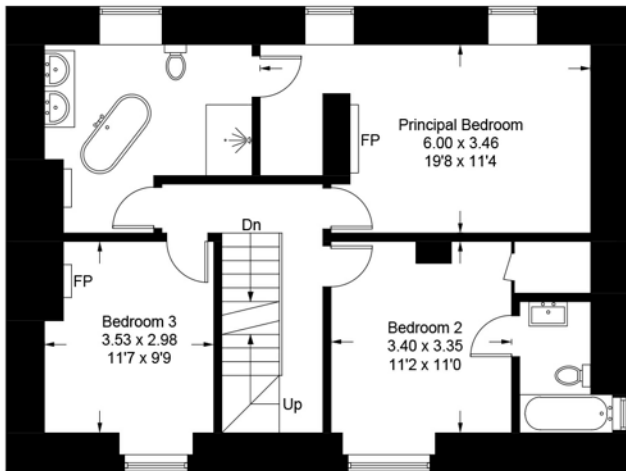
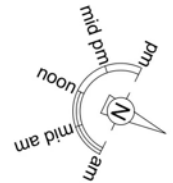
- Vacant possession on completion.
- There is a flying freehold on the first floor and above for The Court House over the side entrance and integral single garage of No. 1.

Money Laundering

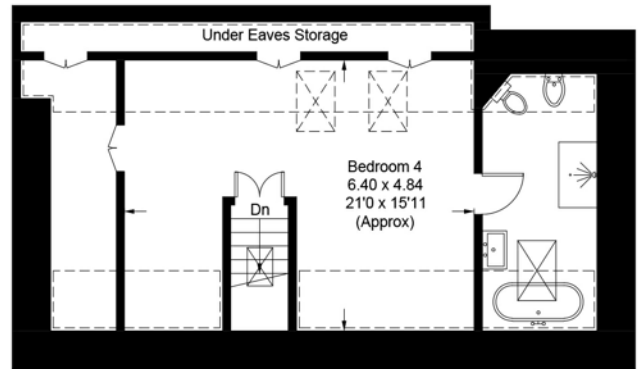
Prospective buyers should be aware that in the event that they make an offer for the property, they will be required to provide the agent with documents in relation to the Money Laundering Regulations; one being photographic ID, i.e. driving licence or passport and the other being a utility bill showing 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.

1 Horsemarket, Kirkby Lonsdale, LA6 2AS

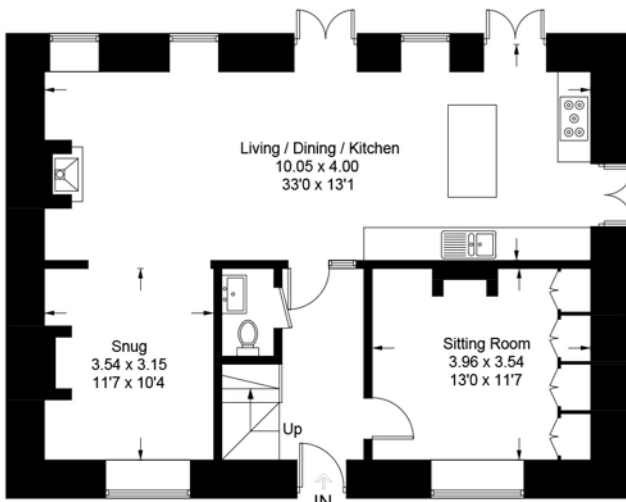
Approximate Gross Internal Area = 229.5 sq m / 2470 sq ft
 Outbuilding = 9.9 sq m / 106 sq ft
 Total = 239.4 sq m / 2576 sq ft
 (Including Garage / Eaves Storage)



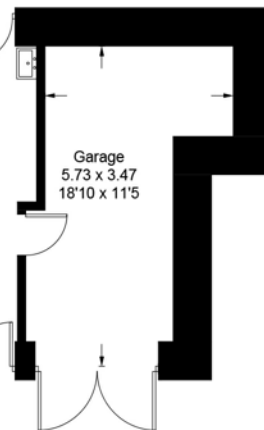
First Floor



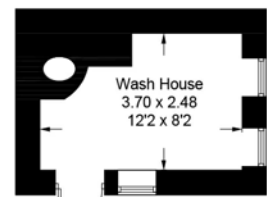
Second Floor



Ground Floor



= Reduced headroom below 1.5m / 5'0



Wash House
 (Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1279944)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		77	83
EU Directive 2002/91/EC			
www.epc4u.com			

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