



# Kirkby Lonsdale

£475,000

Barnside, Tram Lane, Kirkby Lonsdale, Carnforth, LA6 2BQ

Located within the sought-after market town of Kirkby Lonsdale, Barnside is a distinctive three-bedroom, two-bathroom stone-built home offering flexible accommodation arranged over a split-level layout. Full of charm and individuality, this property provides versatile living space ideal for families, multi-generational living or those looking for adaptable rooms.

## Quick Overview

- Three Bedroom Stone-Built Home
- Two Bathrooms Including En-Suite to Bedroom One
- Characterful Split-Level Layout
- Low-Maintenance Garden with Patio
- Garage & Off Road Parking
- Popular Market Town Location
- Walking Distance to Local Amenities
- Bright & Airy Rooms with Good Natural Light
- No Onward Chain
- Superfast Broadband Available\*



3



3



2



TBC



Superfast  
Broadband



Garage

Property Reference: KL3692



Inner Entrance Hall



Kitchen/Dining Room



Living Room



Living Room

Stepping into the entrance hall, there is practical space for coats and shoes, with the boiler conveniently positioned here. Immediately to the left is Bedroom one, a double bedroom with a front aspect window and its own en-suite comprising shower, WC and wash hand basin.

The inner hall lies ahead and features patio doors opening onto the garden, creating an easy flow between indoor and outdoor living. From here, two staircases lead to the upper levels, while another staircase descends to the lower ground floor.

The first staircase rises to the sitting room, a welcoming room with a feature fireplace and front aspect windows enjoying pleasant views. From the sitting room, you are led into the second kitchen, with oven, four-ring hob, and a range of wall and base units, complemented by dual aspect windows. A further staircase continues up to the second floor.

On the second floor are bedroom two and bedroom three. Bedroom two is a double room with rear aspect windows providing a lovely view of fells and useful eaves storage with a separate W.C. and sink, while bedroom three benefits from front aspect windows and good natural light.

Back on the first floor, a few steps lead down to the family bathroom, fitted with a bath with shower over, WC and wash hand basin. Adjacent is the living room, featuring dual aspect windows and a fireplace, creating a comfortable and inviting space.

From the inner hall, stairs descend to the kitchen on the lower ground floor. The kitchen offers space for a dining table, room for appliances, a handy understairs cupboard and internal access to the garage. The garage provides off-road parking along with additional storage.

Externally, the garden has been designed for low maintenance and includes a patio seating area, planted borders with established shrubs for privacy, and a pond feature, making it an enjoyable outdoor area.

A unique and character-filled home in a highly desirable location, Barnside offers excellent potential for its next owner to personalise and enjoy.

An additional workshop is available by separate negotiation. Positioned adjacent to the main property, this versatile space offers excellent potential for a variety of uses, including storage, hobby space, or business purposes. Subject to the necessary consents, it may also provide an opportunity to extend the existing property or further enhance the workshop accommodation.



Bedroom One



Bedroom One Ensuite



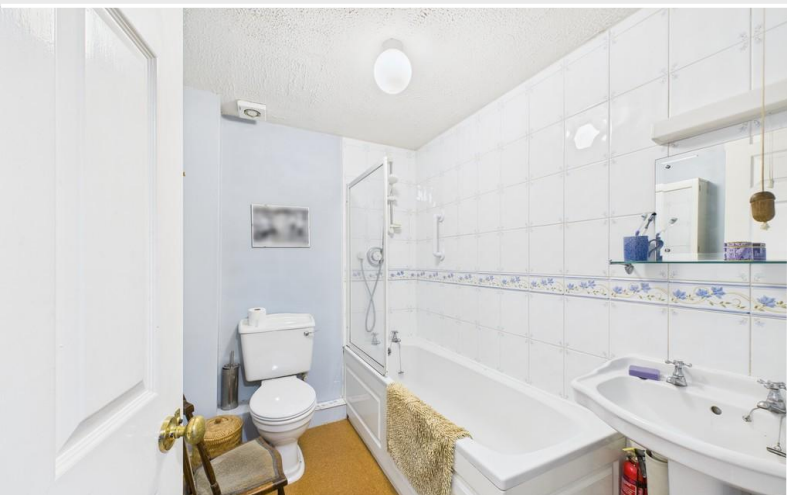
Bedroom Two



Bedroom Two W.C.



Bedroom Three



Bathroom

#### Accommodation with approximate dimensions:

Bedroom One 14' 9" x 13' 9" (4.5m x 4.19m)

Living Room 14' 9" x 13' 9" (4.5m x 4.19m)

Second Kitchen 11' 5" x 7' 2" (3.48m x 2.18m)

Bedroom Two 14' 1" x 11' 10" (4.29m x 3.61m)

Bedroom Three 13' 7" x 6' 7" (4.14m x 2.01m)

Living Room 21' 4" x 10' 6" (6.5m x 3.2m)

Kitchen/Dining Room 11' 6" x 11' 0" (3.51m x 3.35m)

Garage 16' 5" x 9' 10" (5m x 3m)

#### Parking

Off road parking in garage.

#### Tenure

Freehold (Vacant possession upon completion).

#### 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.

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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 16/02/2026.

#### 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).



Second Kitchen



Second Kitchen



Garden



Garden

Request a Viewing Online or Call 015242 72111

## Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team  
Call **015242 72111** or request online.



Need help with **conveyancing**? Call us on: **01539 792032**

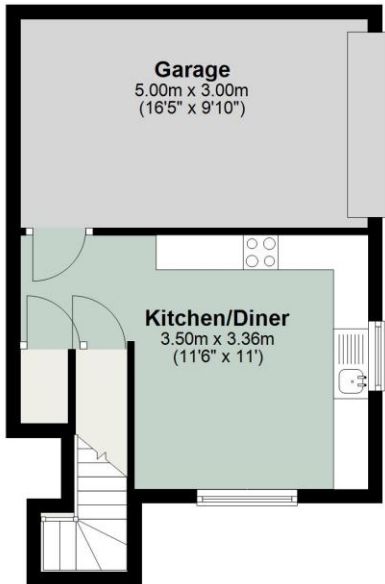


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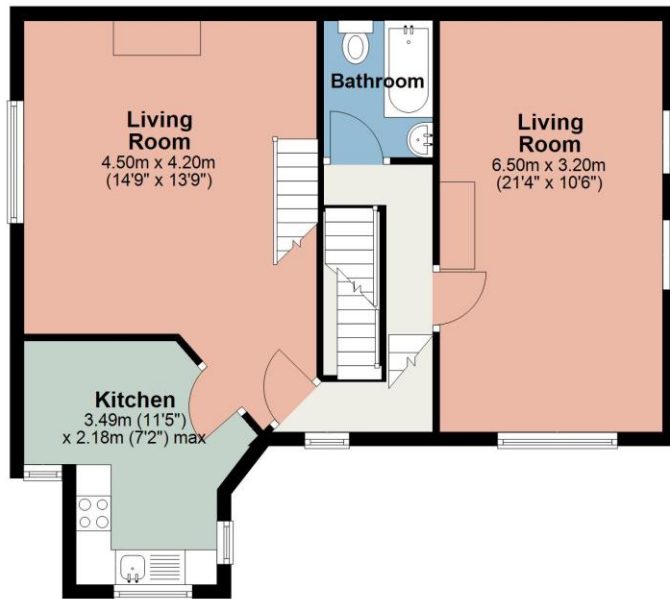
### Lower Ground Floor

Approx. 34.1 sq. metres (366.7 sq. feet)



### First Floor

Approx. 62.2 sq. metres (669.1 sq. feet)



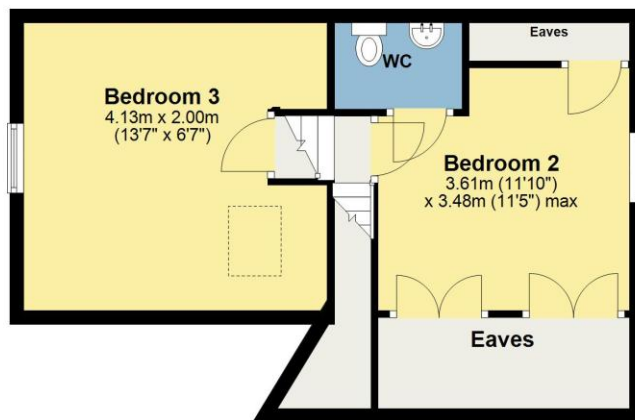
### Ground Floor

Approx. 33.2 sq. metres (356.9 sq. feet)



### Second Floor

Approx. 39.0 sq. metres (419.6 sq. feet)



Total area: approx. 168.4 sq. metres (1812.2 sq. feet)

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF:

Plan produced using PlanUp.

### Barnside, Kirkby Lonsdale

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