

## Kirkby Lonsdale

£500,000

10 Swine Market, Kirkby Lonsdale, Carnforth, LA6 2FT

Situated in the heart of the picturesque Market Town of Kirkby Lonsdale, 10 Swine Market is a delightful Grade II Listed home that effortlessly combines traditional charm and comfort. This enchanting property boasts a wealth of period features, including beams, exposed stonework and some original windows, all of which add to its undeniably character.

As you approach, you'll be greeted by a the front aspect patio; a real sun trap, perfect for al fresco dining or simply soaking up the spring and summer rays.

### Quick Overview

Delightful Grade II Listed Home

Generous Living Spaces

Well Appointed Accommodation

Traditional Features Throughout

Brimming with Character and Charm

Lovingly Maintained & Well Presented

Peaceful yet Central Location

Walking Distance to all Local Amenities

South Facing Patio to the Front

Ultrafast Broadband Available



4



3



2



E



Ultrafast  
Broadband\*



Permit Parking  
Available

Property Reference: KL3628



Entrance Hall



Living Room



Kitchen



Dining Room

Step inside to the entrance hall, which offers ample space for coats and shoes, with the added benefit of underfloor heating. There is a convenient cloakroom with W.C. and hand washbasin, ideal for guests.

The cosy living room features a front aspect window and multifuel stove set within an exposed stone surround, creating a warm and inviting atmosphere. From the hallway, stairs descend to a the deceptively large cellar, equipped with light and power, and providing access outside.

The heart of this home is undoubtedly the kitchen/dining room. Bathed in natural light, the bespoke kitchen, crafted by the current owners, comprises worktops and shelving, with space for a large oven and slimline dishwasher. The adjoining dining area, complete with a gas fire, is perfect for family gatherings and also features underfloor heating. A handy utility/pantry area provides additional storage and space for a washing machine and fridge freezer.

Following the stairs to the first floor, you'll discover three well-appointed bedrooms. Bedroom two is a beautiful double room with dual aspect windows offering views to the rear, while bedrooms three and four enjoy a front aspect. The modern shower room features a walk-in shower with a waterfall head, vanity units, and an airing cupboard housing the boiler. The landing also boasts a large feature window, flooding the space with light.

On the second floor, the main bedroom awaits-a generous double room with vaulted ceilings and ample storage, along with a walk-in wardrobe space, and an en suite with a corner shower. This versatile space also boasts a dressing room/study, perfect as a dressing area or office space for those who work from home.

10 Swine Market is a truly special home, offering a unique blend of historical charm and contemporary living in a sought-after location. Don't miss the opportunity to make this enchanting property your own.

#### Accommodation with approximate dimensions:

##### Ground Floor

**Living Room** 14' 11" x 9' 7" (4.55m x 2.92m)

**Kitchen/Dining Room** 22' x 8' 9" (6.71m x 2.67m)

**Utility** 7' 5" x 5' 8" (2.26m x 1.73m)

##### Lower Ground Floor

**Cellar** 16' 6" x 11' 7" (5.03m x 3.53m)

**Cellar** 9' 6" x 8' 1" (2.9m x 2.46m)



Living Room



Kitchen/Dining Room



Bedroom Two



Bedroom Two



Bedroom Three



Bedroom Four

## First Floor

**Bedroom Two** 14' 4" x 9' 1" (4.37m x 2.77m)

**Bedroom Three** 13' 3" x 9' 9" (4.04m x 2.97m)

**Bedroom Four** 10' 3" x 7' 4" (3.12m x 2.24m)

## Second Floor

**Bedroom One** 16' 9" x 12' (5.11m x 3.66m)

**Dressing Room** 9' 2" x 6' 11" (2.79m x 2.11m)

## Property Information

### 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

**Freehold** (Vacant possession upon completion).

Please note, this property has a flying freehold.

### Council Tax

Westmorland and Furness Council. Band D.

### 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** //chariots.pyramid.debit

### Viewings

Strictly by appointment with Hackney & Leigh.

### Anti-Money Laundering Regulations (AML)

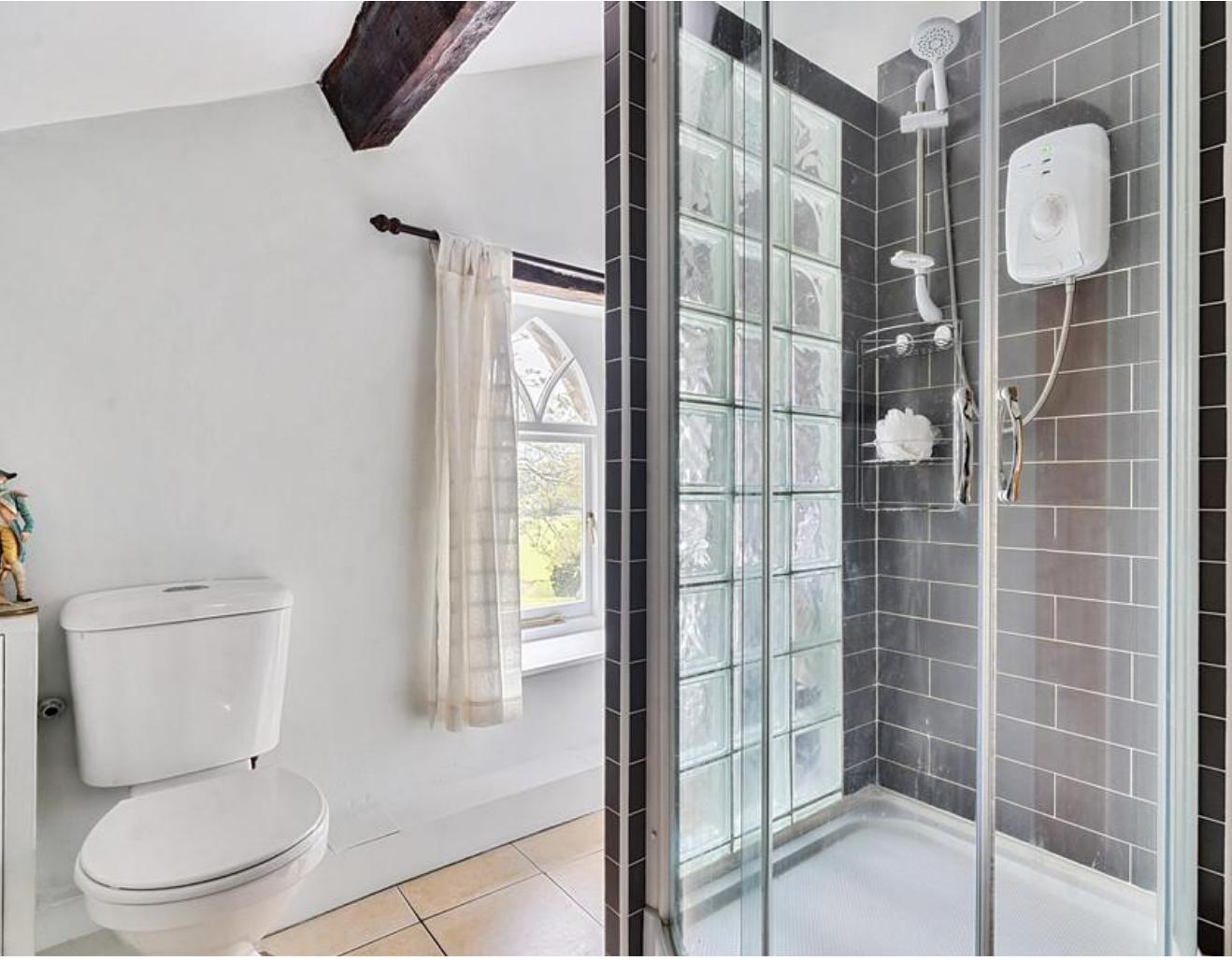
Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual 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).



Bedroom One



Bedroom One



En Suite



Shower Room

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  
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# Swine Market, Kirkby Lonsdale, Carnforth, LA6

Approximate Area = 1775 sq ft / 164.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Hackney & Leigh. REF: 1280218

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