



## Kirkby Lonsdale

Apartment 1, 13 Market Square, Kirkby Lonsdale, Carnforth, LA6 2AN

A rare opportunity to acquire a Grade II listed property in the centre of Kirkby Lonsdale. This historic building has been thoughtfully and expertly converted from former solicitors' offices into a ground floor retail unit, with two stylish apartments above, accessed via a separate side entrance. Apartment one is a one-bedroom apartment, while apartment two offers two bedrooms.

Both apartments have been attractively presented and sympathetically designed, retaining some original period features while providing exceptionally comfortable, contemporary accommodation suitable for either permanent living or holiday letting.

**Offers Over £175,000**

### Quick Overview

- Grade II Listed One Bedroom Apartment
- Contemporary Design Throughout
- Modern Finishes
- Central Location within Kirkby Lonsdale
- Walking Distance to all Local Amenities
- Ideal Holiday Let or Investment Opportunity
- Offered with No Onward Chain
- Superfast Broadband Available



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Superfast  
Broadband



Permit  
Parking Available

Property Reference: KL3274



Living Room



Living Room



Kitchen



Kitchen

Kirkby Lonsdale itself boasts a range of independent shops, restaurants and bars, surrounded by spectacular countryside. The town is famous Devils Bridge, and the River Lune runs adjacent to the town providing a lovely circular walk for all.

The M6 is a short 10-minute drive away to Junction 36, providing easy access to the South, the North and Scotland parts, as well as local towns such as Kendal and Lancaster, with only 20 miles to the ever popular Lakes District National Park.

Apartment one comprises a private hallway leading into a beautifully refurbished kitchen/diner and living area. The kitchen is fitted with a range of modern white high-gloss wall and base units, complemented by solid oak worktops and a white part-tiled splashback. Soft-close cabinets incorporate integrated appliances, including a Zanussi oven, induction hob with extractor, and dishwasher. Plumbing is provided for a washing machine, and a wall-mounted boiler is installed. A breakfast bar offers seating for two.

The living area, with secondary glazed windows overlooking the Market Square, features a built-in bookcase and cabinets surrounding the fireplace, creating a welcoming space. The double bedroom also overlooks the Market Square and is complemented by a modern a three-piece suite, including a low level W.C., vanity sink, and a double-ended Jacuzzi bath.

Each apartment has been meticulously constructed with energy efficiency in mind, featuring sound and thermal insulation, new boilers, new electrics, and a new roof installed at the time of conversion.

#### Accommodation (with approximate dimensions)

Entrance Hall 6' 0" x 6' 3" (1.83m x 1.91m)

Kitchen/Dining Area 6' 7" x 12' 9" (2.01m x 3.89m)

Living Room 16' 1" x 11' 6" (4.9m x 3.51m)

Bedroom 8' 8" x 19' 7" (2.64m x 5.97m)

#### Back Porch

Communal bin storage area with spotlights leading to the rear.

#### Services

Mains gas, water, drainage and electricity. Hive controlled.

#### Tenure

Leasehold subject to 999 year lease. Please contact the office for further details.

### Council Tax

Westmorland and Furness Council. Band TBC.

### Business Rates

Small business rates may apply.

### Viewings

Strictly by appointment with Hackney & Leigh Kirkby Office.

### Energy Performance Certificate

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

### 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



Bedroom

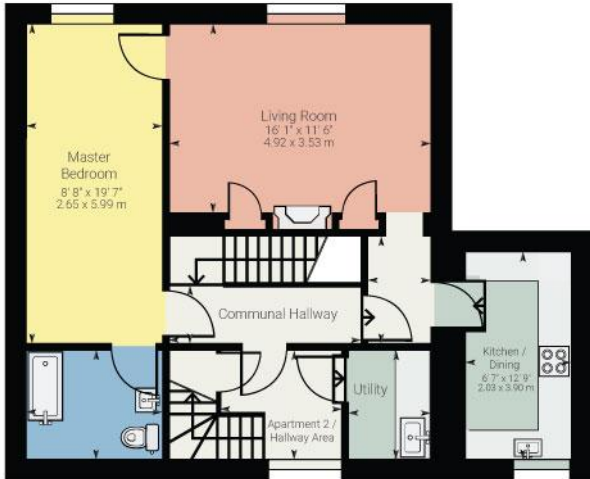


Bedroom

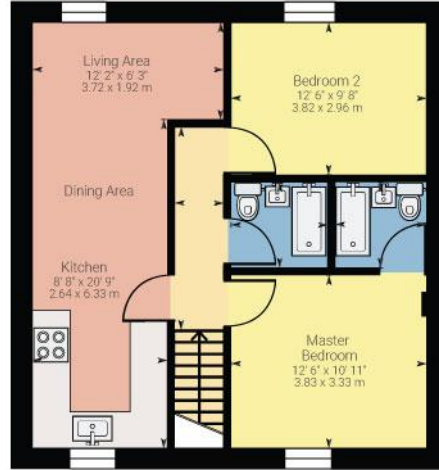


Bathroom

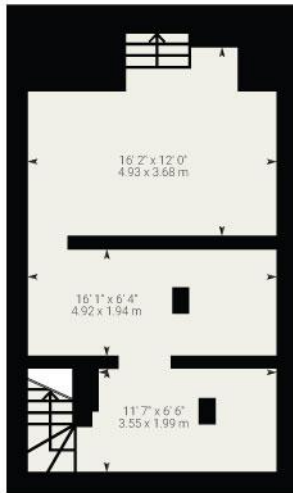
### 1st Floor (Apartment 1)



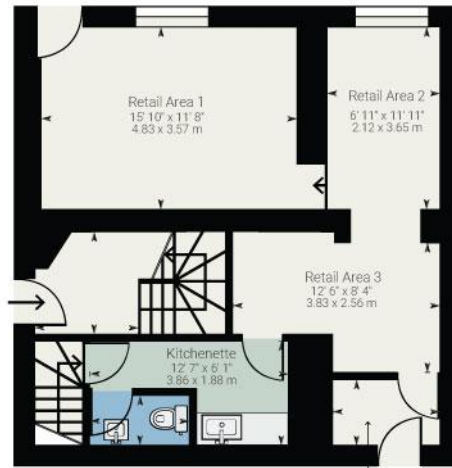
### 2nd Floor (Apartment 2)



### Basement



### Ground Floor (Retail Area)



Approximate net internal area: 2324.89 ft<sup>2</sup> / 215.99 m<sup>2</sup>

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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