



## Kirkby Lonsdale

**£275,000**

Ash Meadow, 21 The Meadows, Kirkby Lonsdale, LA6 2GY

Forming part of the well-established Meadows development, this beautifully finished two bedroom, two bathroom house offers low-maintenance living with an imaginative and versatile layout, enjoying a private setting within this attractive and well-regarded development. The standard of finish is superb, making it equally suited to private residential use, a second home or a proven holiday let investment (letting history available on request). Externally, the property benefits from well-maintained communal gardens with a pond and small stream, together with its own dedicated parking space.

### Quick Overview

Semi Detached House

Bright Open-Plan Living/Dining/Kitchen Space

Two Bedrooms and Two Bathrooms

Far-Reaching Views Over Open Countryside

Communal Gardens With Pond and Lawned Areas

Allocated Parking Space and Visitor Parking

No Onward Chain

Immaculately Presented Throughout

Proven Holiday Letting Potential

Ultrafast Broadband Available\*



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Ultrafast  
Broadband



Off Road  
Parking

Property Reference: KL3695



Open Plan Kitchen/Living/Dining Room



Open Plan Kitchen/Living/Dining Room



Dining Area



21 The Meadows

The Meadows lies within approximately one mile of the excellent local facilities in Kirkby Lonsdale, including highly regarded primary and secondary schools, a supermarket and a range of independent shops and services. Situated on the edge of the Yorkshire Dales National Park, it provides an ideal base for exploring the Yorkshire Dales, North Lancashire, the Trough of Bowland and the Lake District National Park.

A stone-flagged path leads from the allocated parking space to a sheltered entrance. Inside, the hallway sets the tone with oak flooring, clean-lined downlighting and a practical cloaks cupboard.

The open-plan living/dining/kitchen area is the focal point of the home. Oak flooring runs throughout, while a floor-to-ceiling south-facing window maximises natural light and opens onto a private patio - ideal for morning coffee or evening dining. A corner hearth and mantel currently house the TV installation, with scope to introduce a feature electric fire if preferred.

The kitchen is fitted with modern wall and base cabinetry and complementary surfaces, it includes integrated Diplomat appliances: gas hob with extractor, grill and fan oven, dishwasher, fridge, separate freezer and a 1.5 stainless steel sink unit.

The ground floor double bedroom is bright and well planned, featuring oak flooring, a built-in oak headboard with integrated bedside shelving.

Also on the ground floor, the fully tiled shower room has been designed with accessibility in mind, offering level floor drainage with glass screen, WC, wash basin beneath a mirrored wall and ladder towel radiator,

Upstairs, the gallery bedroom overlooks the living space below behind a glazed balustrade. A Velux rooflight provides excellent views towards the valley. A separate dressing room with shelving and hanging rail offers secure, lockable storage - particularly useful for those considering holiday letting.

The generous landing area presents further flexibility and, subject to any necessary consents, could be subdivided to create an additional single bedroom. From here there is access to a utility cupboard housing the washing machine and tumble dryer, along with the hot water cylinder and Vaillant gas boiler.

The main bathroom is fitted with a four-piece suite comprising bath, pedestal basin, WC and separate shower enclosure. Tiling is complemented by quality Amtico flooring and recessed lighting.

Externally, the private patio is supported by well-maintained communal gardens. The property benefits from an allocated parking space and additional visitor parking. Low-level pathway lighting enhances the setting, and a pedestrian gate provides convenient access towards the Country Club reception.

## Accommodation with approximate dimensions:

**Open plan Living/Kitchen/Dining Room** 19' 6" x 15' (5.94m x 4.57m)

**Bedroom Two** 11' 3" x 9' 4" (3.43m x 2.84m)

**Landing** 13' 1" x 7' (3.99m x 2.13m)

**Bedroom One** 14' 1" x 9' 5" (4.29m x 2.87m)

## Parking

The property benefits from a private allocated parking space, with additional visitor parking available.

## Tenure

Leasehold 999 years from 1st April 2006. The Meadows Management Company, annual management fee of £811.06 paid twice in March & September.

Upkeep and maintenance of all communal areas and gardens.

- Buildings insurance of all properties.
- Maintenance and repair of the shared private sewage treatment plant and drainage
- Payment of electricity charge for treatment plant, external lighting and pumped water feature to the pond.
- External window cleaning.
- External decorating
- Management of refuse collection area.

Commercial letting is permitted at this property.

## Conditions applying to ownership

No dogs or pets are allowed on The Meadows site.

## Council Tax

Lancaster City Council - Band C.

## Services

Mains water, mains electricity, mains gas, shared drainage.

## Energy Performance Certificate

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

What3Words //smart.worlds.torn

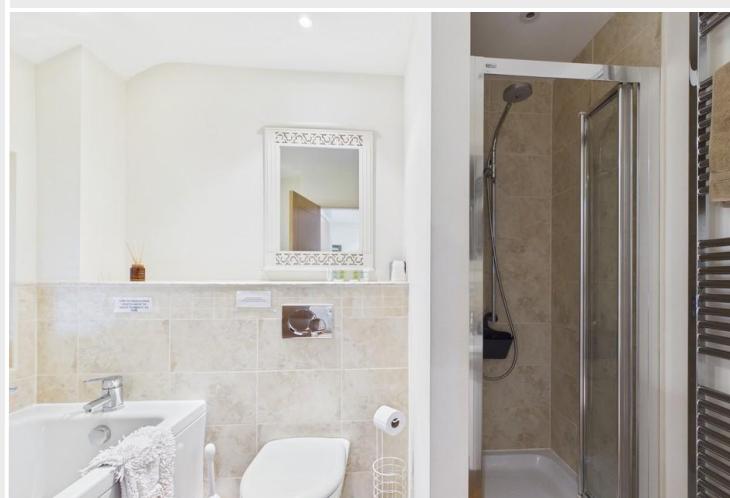
**Viewings** Strictly by appointment with Hackney & Leigh.

## 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).



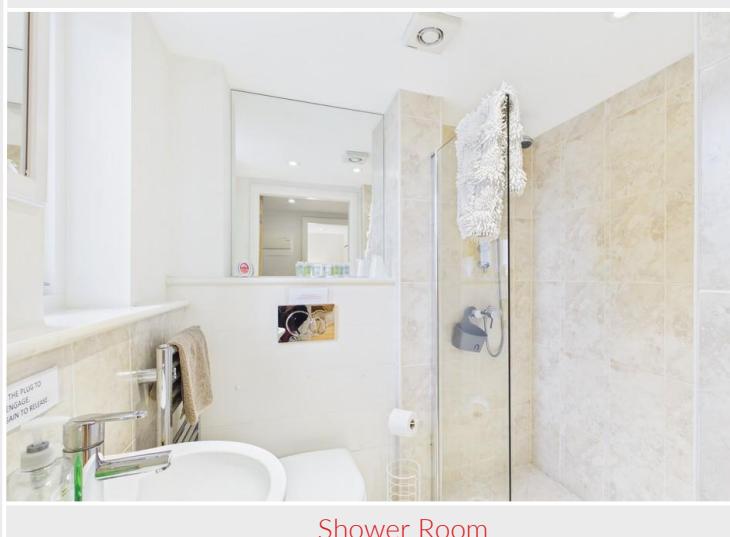
Bedroom One



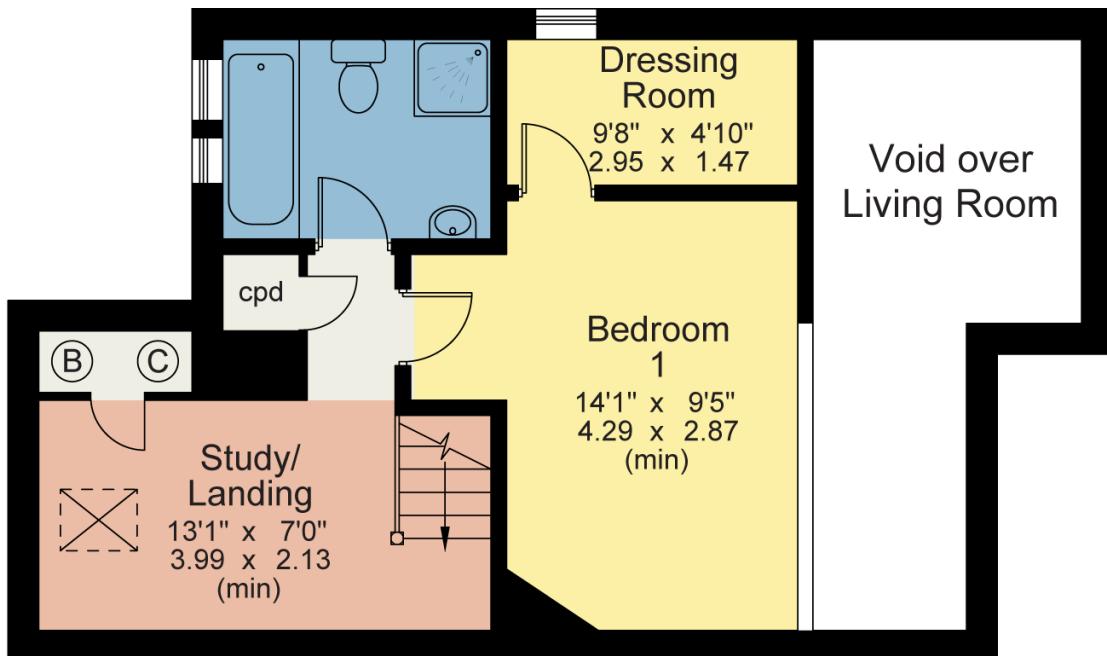
Bathroom



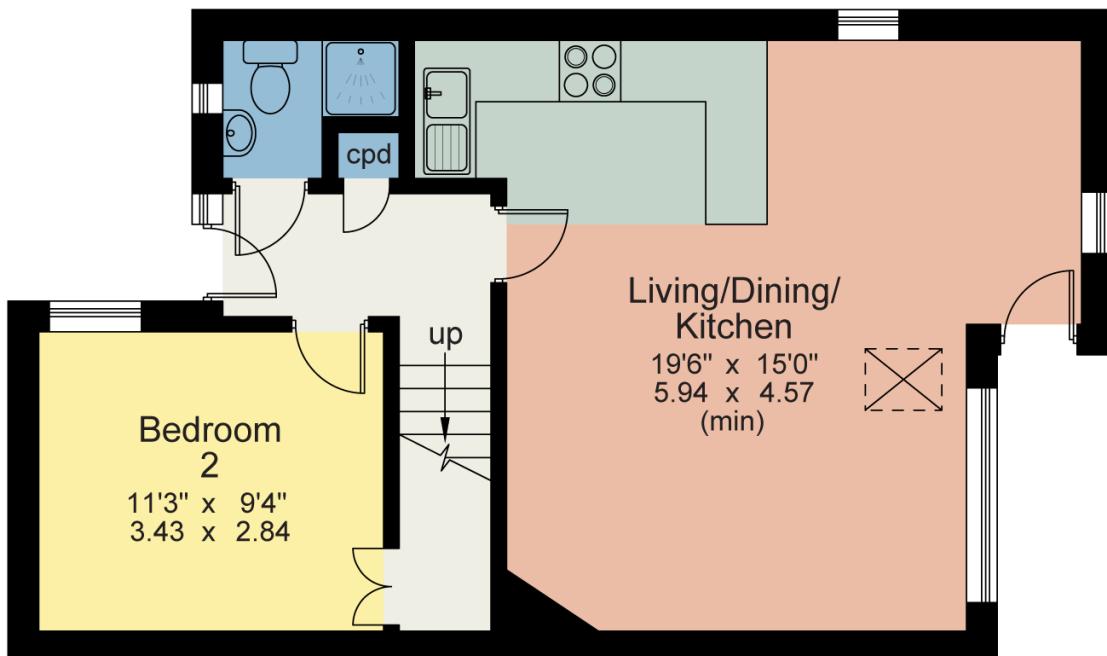
Bedroom Two



Shower Room



## First Floor



## Ground Floor

Approx Gross Floor Area = 979 Sq. Feet  
= 90.75 Sq. Metres

**For illustrative purposes only. Not to scale.**

**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.

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