



Kirkby Lonsdale

£360,000

Oak Cottage, St Marys Court, Market Street, Kirkby Lonsdale, Carnforth, LA6 2AU

Tucked away within a charming courtyard just off the main street, Oak Cottage is a beautifully presented 16th-century Grade II Listed home, presenting a balance of period character with modern finishes. Despite its peaceful setting, the property is only a short walk from all the amenities that this sought-after market town has to offer.

Situated on the edge of the Lake District and the Yorkshire Dales, Kirkby Lonsdale is a highly desirable and picturesque market town renowned for its vibrant community and historic charm. The town offers a fantastic range of independent shops, cafes, restaurants, and pubs, alongside everyday amenities.

Famous for landmarks such as Ruskin's View and the River Lune, the area provides excellent opportunities for walking, as well as being home to well-regarded schools and convenient transport links to further add to its appeal, making it a popular choice for both permanent residents and second-home owners alike.



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TBC



Superfast
Broadband*



Permit Parking
Available

Quick Overview

Delightful Grade II Listed Home

Walking Distance to Local Amenities

Tucked Away in a Peaceful Courtyard

Character Features Throughout

Lovingly Maintained & Well Presented

Large Cobbled Courtyard

Views over the Churchyard and Beyond

Ideal Main Residence, Second Home or

Investment Opportunity

No Onward Chain

Superfast Broadband Available

Property Reference: KL3702



Kitchen/Dining Room



Kitchen/Dining Room



Living Room



Snug

Upon entering through the front door, you are welcomed into an entrance hall with space for coats and shoes. To the left is a well-appointed bathroom, comprising a bath with shower over, pedestal sink, and W.C., with complementary tiled walls.

Leading on from the entrance hall is the impressive kitchen dining room. This bright and airy space benefits from dual aspect windows to both the front and rear, overlooking the churchyard and allowing plenty of natural light to flood in. There is ample space for a dining table, alongside attractive feature beams that enhance the cottage's character. The kitchen itself has been thoughtfully upgraded by the current owners with a bespoke Ramwells kitchen, offering a range of wall and base units with complementary worktops and upstands. Integrated Miele appliances include an oven, microwave and dishwasher, as well as an integrated fridge freezer, and an induction hob with extractor over. The room is finished with stylish Amtico flooring.

Stairs rise to the first floor, where a feature exposed stone wall and vaulted ceiling with beams create a real sense of character. The living room is a light-filled space with dual aspect windows and views over the churchyard, centred around a cosy wood-burning stove. There is also a useful storage cupboard and a sliding door leading into a separate snug area, ideal as a reading room or home office.

A further staircase leads to a mezzanine level, offering a versatile space with feature beams, a Velux window, and room for a double bed.

Returning to the ground floor, stairs descend to the lower ground floor where an inner hall provides space and plumbing for a washing machine. Bedroom one is located here, featuring exposed stone walls, traditional stone flooring and beams, with space for a double bed. The room benefits from a recently fitted en suite shower room, comprising a pedestal sink, W.C., and a shower with waterfall shower head.

Outside, the property enjoys ownership of the large cobbled courtyard to the front with seating area and space for potted plants and flowers.

All in all, this unique and characterful cottage presents a rare opportunity to acquire a beautifully updated historic home within the centre of the sought after Kirkby Lonsdale market town.



Kitchen/Dining Room



Living Room



Bedroom One



Bedroom Two



Bathroom



Shower Room

Accommodation with approximate dimensions:

Ground Floor

Entrance Hall

Dining Kitchen 15' 1" x 20' 10" (4.6m x 6.35m)

Lower Ground Floor

Bedroom One 15' 3" x 13' 4" (4.65m x 4.06m)

First Floor

Living Room 15' 4" x 20' 10" (4.67m x 6.35m)

Snug 6' 3" x 9' 1" (1.91m x 2.77m)

Mezzanine

Bedroom Two 12' 4" x 10' 4" (3.76m x 3.15m)

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).

Services

Mains drainage, water and electricity. Electric heating.

Council Tax

Westmorland and Furness Council. Band D.

Energy Performance Certificate

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

Viewings

Strictly by appointment with Hackney & Leigh.

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Bedroom One



Bedroom Two



Front Garden



Vendors View Photo

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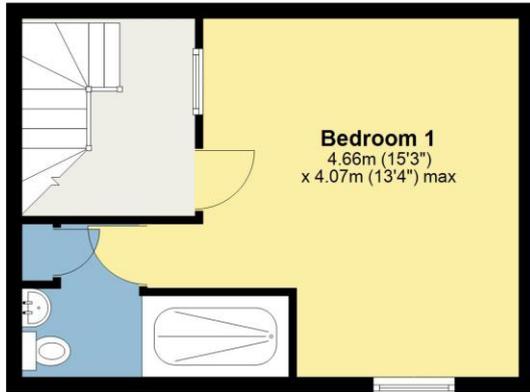


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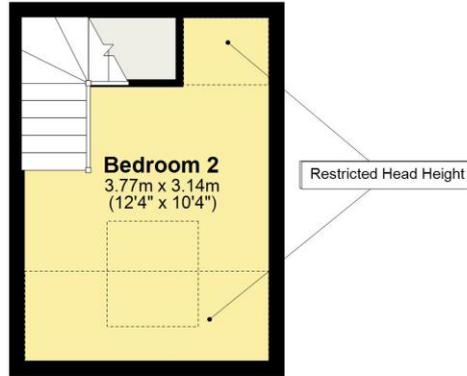
Basement

Approx. 29.2 sq. metres (314.1 sq. feet)



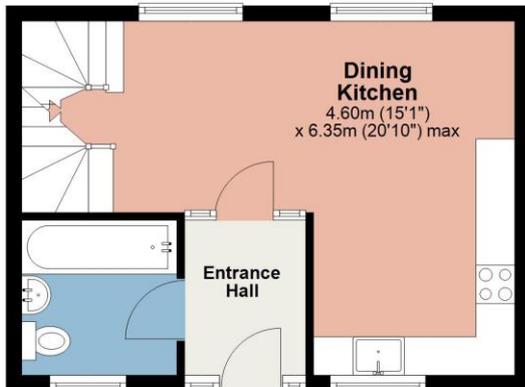
Mezzanine

Approx. 14.4 sq. metres (154.7 sq. feet)



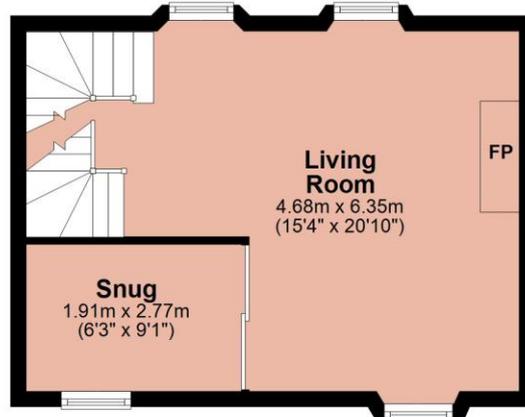
Ground Floor

Approx. 29.2 sq. metres (314.4 sq. feet)



First Floor

Approx. 30.1 sq. metres (324.5 sq. feet)



Total area: approx. 102.9 sq. metres (1107.6 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.

Oak Cottage, St Marys Court , Market Street, Kirkby Lonsdale

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