FISHER HOPPER
ESTATE AGENTS

43 Main Street, Bentham,
North Yorkshire, LA2 7HJ
015242 62044
property@fisherhopper.com
www.fisherhopper.com









29 Mitchelgate, Kirkby Lonsdale, LA6 2BE

Offers Over £230,000

Recently refurbished character cottage in the heart of Kirkby Lonsdale, offering bright, compact accommodation with one double bedroom, attic storage, and an enclosed rear yard with outbuilding.

An ideal as a first home, second home, or Airbnb.

29 Mitchelgate

This recently refurbished, cosy character cottage is ideally positioned in the heart of the highly sought-after market town of Kirkby Lonsdale. The property offers compact yet light-filled accommodation, comprising a sitting room open to the kitchen, one double bedroom, and a bathroom.

The cottage retains a number of charming period features, including exposed beams, fitted shelving within the sitting room, and an attractive arched feature window on the landing, which enjoys views across the town.

Additionally, there is a useful attic space accessed via a drop-down ladder, providing valuable storage. Externally, the property benefits from a small enclosed rear yard and a useful outbuilding.

An ideal first home, second home, or investment opportunity, including potential for Airbnb use.

Kirkby Lonsdale

Kirkby Lonsdale is a popular market town renowned for its character and charm. It offers a great selection of independent shops, pubs, bars, and restaurants, along with a Booths supermarket for everyday essentials.

The town is famous for landmarks such as Ruskin's View, The Radical Steps, and Devil's Bridge. Pleasant riverside and town walks make it a delightful place to explore on foot.

Located close to the western edge of the spectacular Yorkshire Dales National Park, Kirkby Lonsdale also provides a scenic drive via Barbon into Dentdale. The A65 offers excellent road links to the Lake District, with Kendal reachable in around 20 minutes and the M6 motorway in just 10 minutes.

Families benefit from a well-regarded Church of England primary school and the highly respected Queen Elizabeth School (QES) for secondary education.

Property Information

Freehold
Mid-Terrace
EPC Rating: TBC
Council Tax Band: B
Council Authority: South Lakeland
All mains services
Broadband: TBC

Ground Floor

Sitting Room




Newly fitted carpet, radiator, decorative fire surround, fitted shelves, UPVC double glazed window to front aspect, staircase to first floor, exposed beam.

Kitchen



Wood laminate flooring, base units with complementary worktop, integrated oven, hob with extractor hood, 1.5 stainless steel drainer sink with mixer tap, UPVC double glazed window to rear, gas boiler under stairs, UPVC door to enclosed yard.

First Floor

Landing

Newly fitted carpet, radiator, feature arched UPVC double glazed window with views over Kirkby Lonsdale, access to attic room via pull down ladder.

Bedroom




Newly fitted carpet, radiator, UPVC double glazed window to front aspect, fitted wardrobe.

Bathroom



Newly fitted carpet, bath with electric shower over and glass shower screen, toilet, wash basin, UPVC double glazed window to rear aspect.

Attic



Accessed via drop down ladder from landing. Useful store or occasional bedroom, Velux skylight.

Rear Yard




Enclosed yard with useful outbuilding.

Agent Notes

Fisher Hopper has not tested services, fixtures, fittings, central heating, gas and electrical systems. If in doubt, purchasers should seek professional advice. Items in these photographs may not be included in the sale of the property.

OFFER PROCEDURE

Fisher Hopper, as agents in the sale of the property, are required to formally check the identification of prospective purchasers. In addition, purchasers may be asked to provide information regarding the source of funds as part of our offer handling process.

At the point an offer is accepted, a non refundable onboarding fee of £25.00 (inc. VAT) per person will be payable.

This fee covers the legally required Anti-Money Laundering (AML) searches and secure digital verification to progress your purchase promptly and safely.

You can pay this fee securely online at:
https://shorturl.at/zAqJj

FINANCIAL ADVICE
Free and no obligation mortgage advice is available on our website. Alternatively, please contact us to arrange a call from our mortgage broker.
Your home is at risk if you do not keep up the repayments on a mortgage or other loan secured on it. Written details available upon request

MARKET APPRAISALS
If you have a property or business which needs a market appraisal or valuation, our local knowledge, experience and coverage will ensure you get the best advice. Our Guild Referral Network of over 800 specially selected

offices can provide this no obligation service anywhere in the country. Call or email now to let us get you moving.

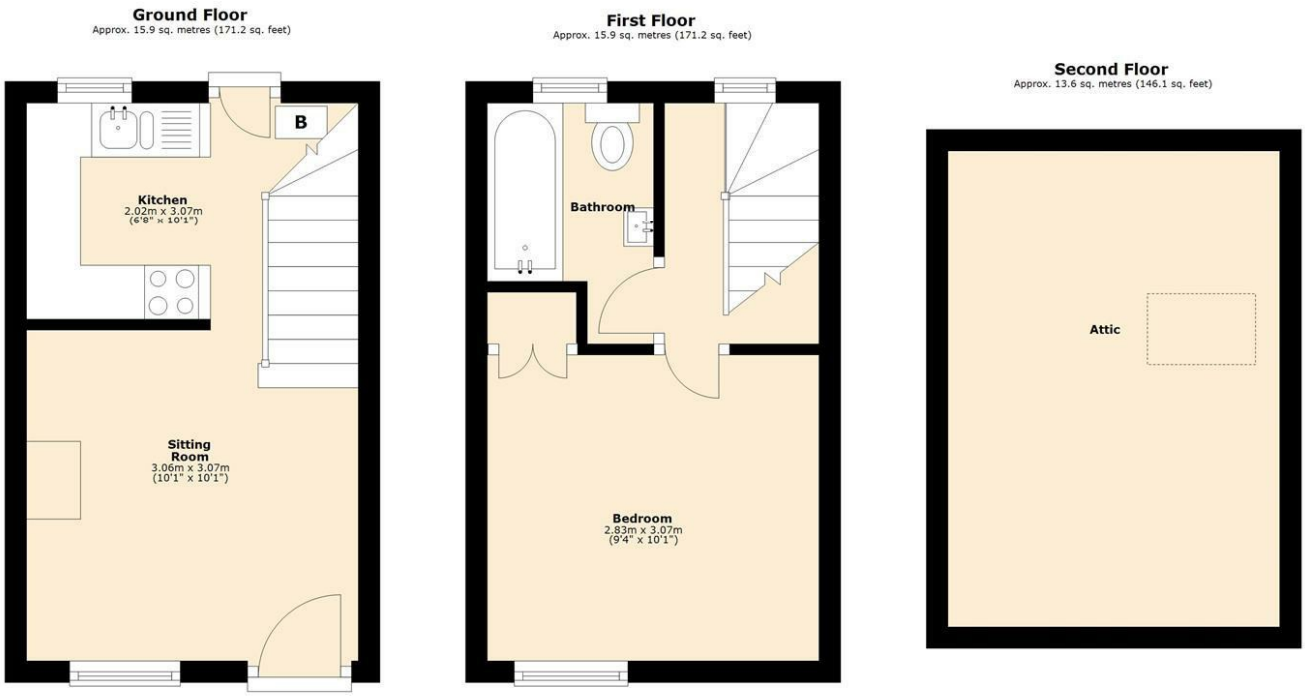
INTRODUCERS FEES
Fisher Hopper Ltd receives an introducers fee from:

Napthens and Taylor Rose Solicitors of £100.00 + VAT for all successful introductions.
Lakes Mortgages of £250.00 + VAT for all successful introductions.

FISHER HOPPER
Fisher Hopper is a trading name for Fisher Hopper Limited, which is registered in England No 08514050. The registered office for the company is: 5 Battalion Court, Colburn Business Park, Catterick Garrison, England, DL9 4QN.
Company Director: M. Alexander
The office address for Fisher Hopper is: 43 Main Street, Bentham, Lancaster, North Yorkshire LA2 7HJ.

FLOOR PLANS
Please note, floor plans are not to scale and are for illustration purposes only. Plans are produced using PlanUp.

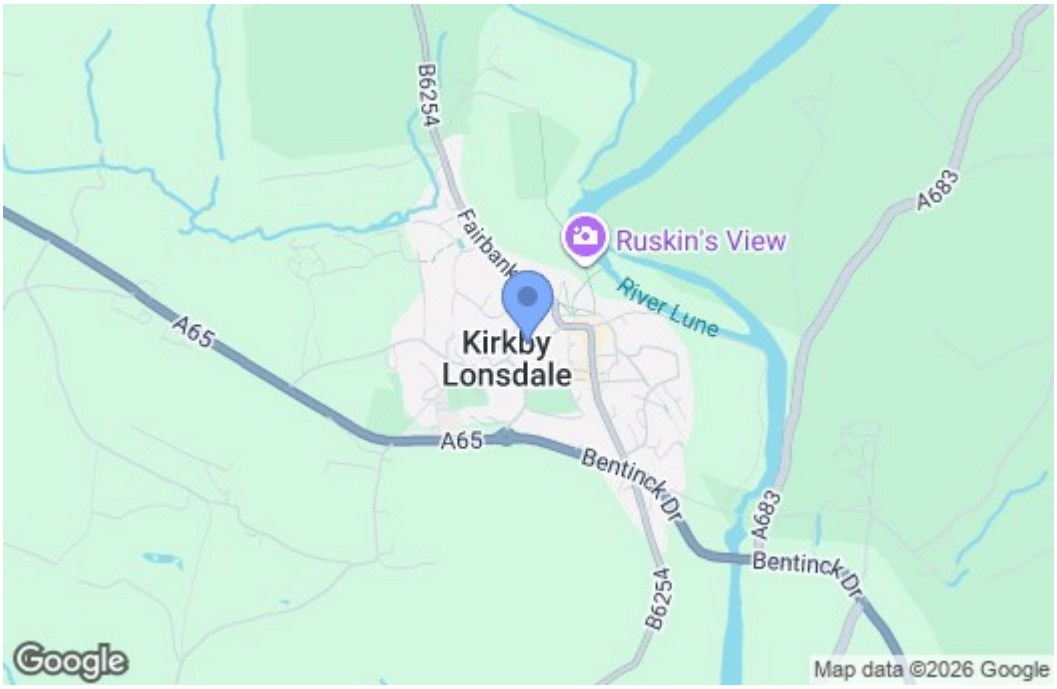
Floor Plan



Total area: approx. 45.4 sq. metres (488.6 sq. feet)

29 Mitchelgate, Kirkby Lonsdale

Area Map



Energy Efficiency Graph

