



Kirkby Lonsdale

£475,000

2 Gallery Court, Main Street, Kirkby Lonsdale, Carnforth, LA6 2AQ

Located in Kirkby Lonsdale and just a short walk from the town centre and its excellent amenities, 2 Gallery Court is a charming two-bedroom character home with the added benefit of a **self-contained one-bedroom annex**, offering flexibility for multi-generational living, guest accommodation or potential income.

Quick Overview

- Two Bedroom Character Home
- Self-Contained One Bedroom Annex
- Within Walking Distance of Kirkby Lonsdale Town Centre
- Open Plan Living and Dining Area
- Shared Car Port
- South Facing Garden
- Annex Suitable for Multi-Generational Living or Income Potential
- Character Features Combined With Versatile Accommodation
- Excellent Lock-up-and-Leave Opportunity



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2



E



Superfast
Broadband



Off Road
Parking

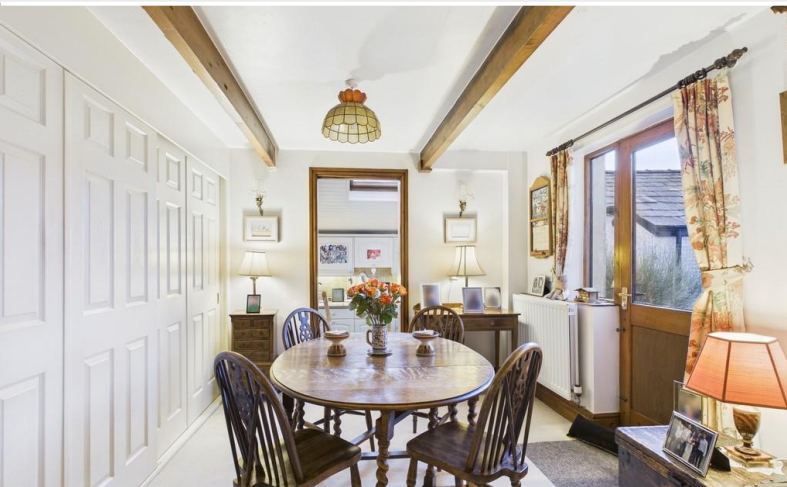
Property Reference: KL3691



Living Room



Living Room



Dining Area



Kitchen

As you enter the property you are welcomed into an entrance hall with cloakroom and WC, leading through to a cosy living room full of character, featuring exposed beams and a fireplace with multi-fuel stove and stone lintel creating a warm focal point. The living room is open to the dining area, providing space for a family table and chairs, ideal for everyday living and entertaining, with useful storage cupboards and access to the outside. A couple of steps lead down to the kitchen which is fitted with a range of wall and base units and offers space for a washing machine and fridge freezer and includes a double oven and four-ring hob and also houses the Vaillant boiler.

To the first floor there are two double bedrooms, the principal bedroom benefiting from dual aspect windows, space for furniture and an ensuite comprising a four-piece suite with bath, bidet, WC and wash basin, while the second double bedroom includes built-in storage cupboards, and there is also a family shower room fitted with shower, WC and wash basin.

The annex is a wonderful addition to the property and can be accessed separately, entering into a bright living room with space for seating and a large window allowing plenty of natural light, leading through to a modern fitted shaker-style kitchen with wall and base units, space for washing machine and fridge freezer and includes a sink, oven and hob and housing the Vaillant boiler, with a corridor leading to the bathroom fitted with bath, WC and wash basin along with a useful storage cupboard, and a double bedroom featuring a Velux window and additional storage cupboard.

This property also benefits from a south facing garden with patio for seating and lawn area with planter boarder. There is also a shared open fronted single garage.

Overall, this is a lovely and versatile property in a highly desirable location, ready for its next owners to make it their own and truly a must view.

Accommodation with approximate dimensions

Ground Floor

Living Room 16' 3" x 15' 11" (4.95m x 4.85m)

Kitchen 7' 6" x 9' 7" (2.29m x 2.92m)

First Floor

Bedroom One 16' 2" x 11' 0" (4.93m x 3.35m)

Bedroom Two 9' 8" x 10' 10" (2.95m x 3.3m)

Annex

Living Room 13' 5" x 9' 5" (4.09m x 2.87m)

Kitchen 7' 8" x 5' 2" (2.34m x 1.57m)

Bedroom One 12' 10" x 7' 5" (3.91m x 2.26m)



Garden



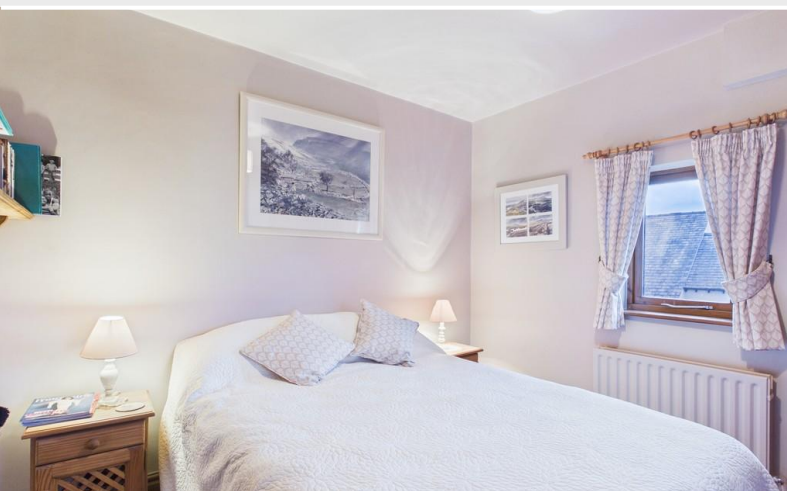
Garden



Bedroom One



Ensuite



Bedroom Two



Shower Room

Parking

Off Road Parking.

Tenure

Freehold (Vacant possession upon completion).

Council Tax

Westmorland and Furness Council.

2 Gallery Court - Band D.

2a Gallery Court - Band A.

Services

Mains electricity, gas and water. Shared septic tank drainage. Gas central heating.

Please note that due to updated regulations for septic tanks and private drainage facilities, interested parties may wish to seek independent advice on the installation. We can recommend several local firms who may be able to assist.

Energy Performance Certificate

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

What3Words

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Viewings

Strictly by appointment with Hackney & Leigh.

Anti-Money Laundering Regulations

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 £60.00 (inc. VAT) per individual or £50.00 (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 £150 (incl vat).



Annex Living Room



Annex Kitchen



Annex Bedroom



Annex Bathroom

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
Call **015242 72111** or request online.

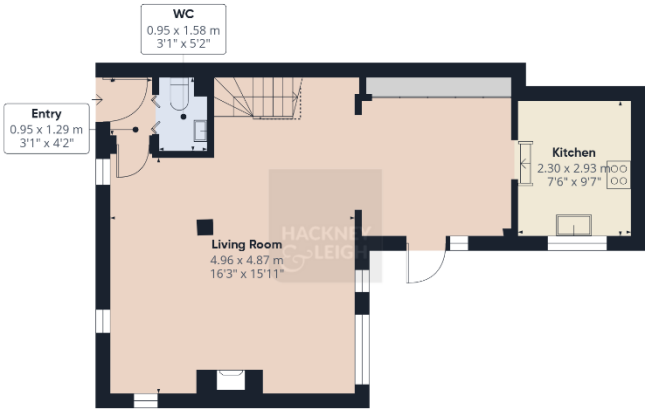


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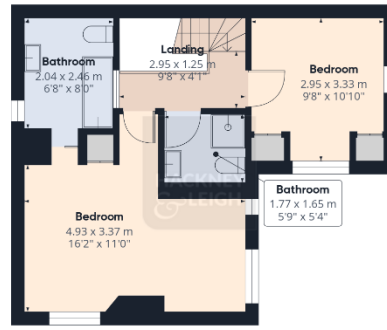


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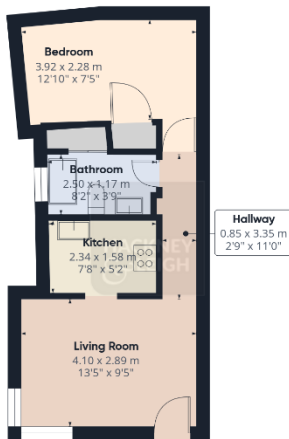
Hackney & Leigh Ltd 3 Market Square, Kirkby Lonsdale, Lancashire, LA6 2AN | Email: kirkbysales@hackney-



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
117.2 m²
1262 ft²

Reduced headroom
0.6 m²
7 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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).

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 14/02/2026.