



Kirkby Lonsdale

£240,000

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

A first-class investment opportunity in the heart of Kirkby Lonsdale, a highly sought-after and popular tourist destination. This Grade II listed property has been thoughtfully and expertly converted from a former solicitor's office, and now offers for sale a beautifully presented two-bedroom apartment.

The apartment boasts a bright, fresh, and contemporary layout, finished to a high standard throughout, providing comfortable and versatile accommodation suitable for both permanent residence and holiday letting.

The conversion has been carried out with great attention to detail, sympathetically retaining a number of original period features while incorporating modern fixtures and fittings. The result is an attractive and well-appointed space that seamlessly blends character with contemporary living.



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Superfast
Broadband*



Permit Parking
Available

Quick Overview

- Grade II Listed Two Bedroom Apartment
- Recently Refurbished
- Contemporary Design with Modern Finishes
- Generous Accommodation
- Central Location within Kirkby Lonsdale
- Walking Distance to all Local Amenities
- Ideal Holiday Let or Permanent Home
- Offered with No Onward Chain
- Superfast Broadband Available

Property Reference: KL3275



Entrance



Kitchen



Living/Dining Area



Living/Dining Area

Apartment two offers well-designed accommodation comprising two double bedrooms, including a principal bedroom with en-suite, an open-plan kitchen/living area, utility room, and a family bathroom.

Kirkby Lonsdale itself offers an excellent selection of independent shops, restaurants, and bars, providing an ideal base for exploring the surrounding countryside.

The town is well known for Devil's Bridge, while the River Lune runs alongside, offering scenic circular walks along its banks.

The M6 (Junction 36) is just a 10-minute drive away, providing convenient access north and south, as well as to nearby towns such as Kendal and Lancaster. The Lake District National Park is also within easy reach, approximately 20 miles away.

Upon entering the apartment, you are welcomed by hardwood flooring and a practical area for storing coats and shoes, along with a convenient understairs cloakroom. The entrance leads into a stylish, modern kitchen fitted with a range of grey high-gloss base units and a floor-to-ceiling unit housing an integrated Hotpoint oven and microwave. Complementary solid oak worktops and a grey part-tiled splashback enhance the space.

The kitchen is fully equipped with an integrated induction hob and extractor fan, sink with mixer tap, dishwasher, fridge, and freezer. There is ample space for a dining table, and the area flows seamlessly into the open-plan living space, which features exposed beams and a window to the front aspect. A separate utility room is located on the first floor.

Bedroom one is a generous double room with fitted wardrobes offering both hanging and shelving space. It benefits from a window to the rear aspect as well as a Velux window, and leads into a contemporary three-piece en-suite comprising a W.C., vanity sink, and a bath with shower over.

Bedroom two is another double bedroom with secondary double glazing overlooking the market square. It also features fitted double wardrobes with ample storage.

Completing the accommodation is a modern family bathroom, fitted with a W.C., vanity sink, and a bath with shower over.

Each apartment has been meticulously constructed with energy efficiency in mind, benefiting from sound and thermal insulation, as well as new boilers, a new roof, and updated electrics installed during the conversion.

Accommodation (with approximate dimensions)

Kitchen Area 8' 8" x 20' 9" (2.64m x 6.32m)

Lining Room (Open Plan) 12' 2" x 6' 3" (3.71m x 1.91m)

Bedroom One 12' 6" x 10' 11" (3.81m x 3.33m)

Bedroom Two 12' 6" x 9' 8" (3.81m x 2.95m)

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.

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).



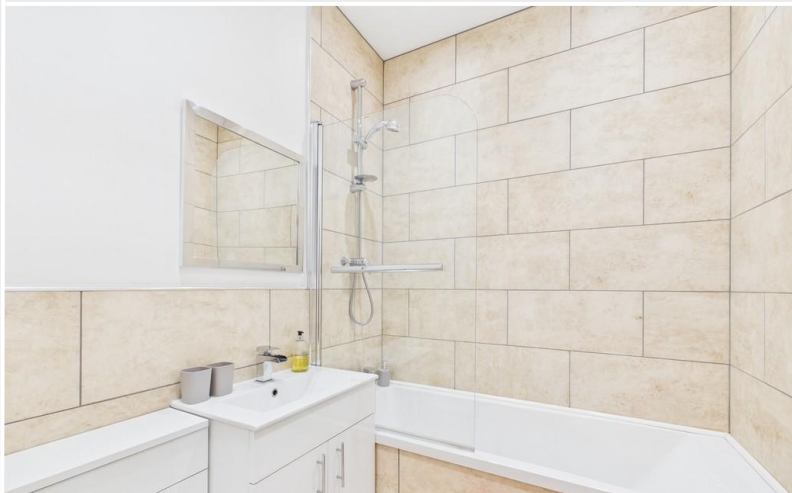
Bedroom One



En Suite

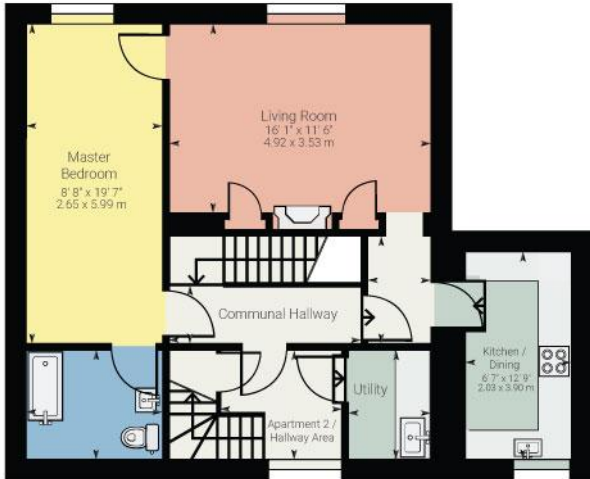


Bedroom Two

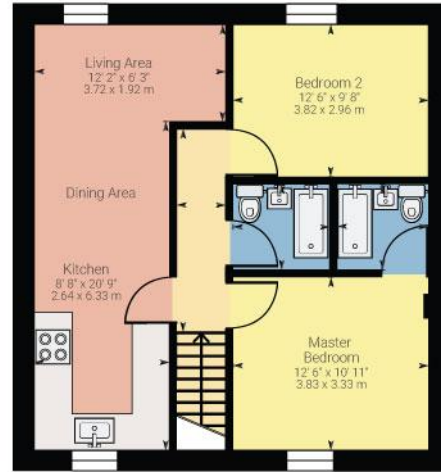


Bathroom

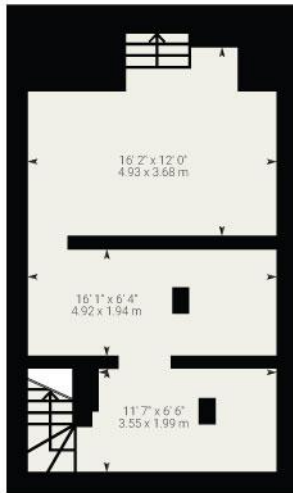
1st Floor (Apartment 1)



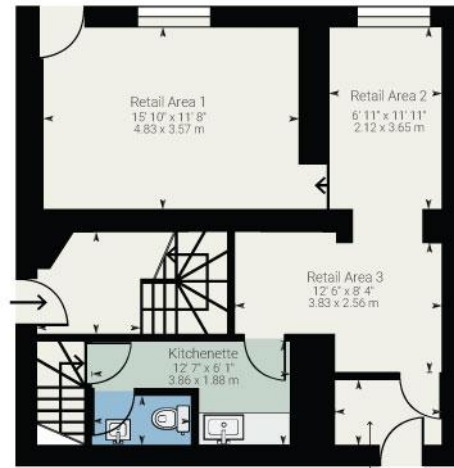
2nd Floor (Apartment 2)



Basement



Ground Floor (Retail Area)



Approximate net internal area: 2324.89 ft² / 215.99 m²

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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