



## Kirkby Lonsdale

£322,500

Beech Meadow, 5 The Meadows, Kirkby Lonsdale, Carnforth, LA6 2GY

Beech Meadow enjoys thoughtfully designed accommodation, offering flexibility as a permanent residence, second home or a holiday let. Immaculately presented throughout, the property is situated in a well-maintained development, enjoying a lovely village feel just a short distance from the market town of Kirkby Lonsdale.

A particular standout feature is the property's countryside views, which provide a wonderful sense of space, privacy and outlook, significantly enhancing both everyday living and guest appeal.

The property is currently operated as a successful holiday let, with strong demand and income figures available on request, and is offered with no onward chain.

### Quick Overview

Modern Mid-Terrace House  
 Delightful Open Plan Living/Kitchen/Dining Room  
 Located on the Outskirts of Kirkby Lonsdale  
 Patio Garden to Enjoy Countryside Views  
 No Onward Chain  
 Recently Modernised Throughout  
 Master Suite with Juliet Balcony and En-suite  
 Ideal Holiday Retreat  
 Allocated Parking  
 Ultrafast Broadband



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Ultrafast  
Broadband\*



Allocated &  
Visitor Parking

Property Reference: KL3593



Open Plan Kitchen/Living/Dining Room



Open Plan Kitchen/Living/Dining Room



Open Plan Kitchen/Living/Dining Room



Open Plan Kitchen/Living/Dining Room

Upon entering, you are welcomed into an entrance hall with a useful storage cupboard. To the left is a ground floor shower room fitted with a three-piece suite and tiled walls. Bedroom three, a comfortable double with a front aspect window, is also located on this level, along with additional under stairs storage.

The heart of the home is the newly renovated open-plan kitchen, dining and living area, designed for both relaxation and entertaining. An electric fire set within the media wall creates a cosy focal point, while a floor to ceiling window floods the space with natural light. Doors open directly onto the private patio, ideal for al fresco dining. The modern kitchen is well equipped with wall and base units, tiled splashback, AEG five-ring hob, dishwasher, oven, microwave/oven and fridge/freezer, all complemented by a practical breakfast bar.

To the first floor is a split level landing with eaves storage and a Velux window, creating an ideal dressing area or home office space. A utility cupboard adds further practicality. This level also offers a mezzanine double bedroom with storage and a family bathroom featuring a four-piece suite including bath, separate shower, W.C. and wash basin, finished with complementary tiling.

The principal bedroom occupies the upper floor, boasting dual-aspect views, a Juliet balcony overlooking the surrounding scenery, built in storage and a well appointed en suite shower room with heated towel rail.

Externally, the property benefits from a low maintenance private patio garden, perfect for seating and entertaining, along with one allocated parking space.

The property is currently operated as a successful holiday let, with strong demand and income figures available on request, and is offered with no onward chain.

Positioned in a peaceful setting yet within easy reach of Kirkby Lonsdale town centre, renowned for its independent shops, cafés, restaurants and year-round tourism, this is an exciting opportunity to acquire a home that works equally well as a modern residence, holiday home or investment, with lifestyle amenities and views that truly set it apart.



Open Plan Kitchen/Living/Dining Room



Open Plan Kitchen/Living/Dining Room



Bedroom One



Bedroom Two



Bedroom Two



Bedroom Three

**Accommodation with approximate dimensions:**

**Bedroom Three** 9' 4" x 6' 4" (2.84m x 1.93m)

**Kitchen/Living Dining Room** 20' 4" x 19' 7" (6.2m x 5.97m)

**Bedroom Two** 16' 6" x 10' 6" (5.03m x 3.2m)

**Bedroom One** 15' 3" x 14' 8" (4.65m x 4.47m)

**Property Information**

**Parking:**

Allocated parking for one car with additional visitor parking.

**Tenure:**

Leasehold 999 years from 2007. The Meadows Management Company, annual management fee of £1045.60 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.

**Note from the Vendors:**

Although the property is "Leasehold", the lease is owned by the Meadows Management company and the owner of the property is part of the management company so in effect you own the freehold as a group of residents. The benefits of this include Buildings insurance, gardening, work to all communal areas & all external repairs including windows painted, roof etc being done as part of the management fee.

**Council Tax:**

Lancaster City Council - Band D

**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.

**Viewings:**

Strictly by appointment with Hackney & Leigh.

**Conditions applying to ownership**

No dogs or pets are allowed on The Meadows site



Bedroom One



Ensuite Shower Room



Patio Seating



Rear Aspect

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.



Need help with **conveyancing**? Call us on: **01539 792032**



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**Ground Floor**



**First Floor**



**Second Floor**

**Total floor area 113.4 m<sup>2</sup> (1,221 sq.ft.) approx**

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.

**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 (incl. 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 23/01/2026.