FISHER HOPPER
ESTATE AGENTS

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# 6 Mitchelgate, Kirkby Lonsdale, LA6 2BE

## Offers In The Region Of £259,000

A charming Grade II listed one-bedroom cottage tucked away in the heart of Kirkby Lonsdale, just moments from the town's excellent range of independent shops, cafés, restaurants and pubs.

Beautifully presented throughout, the property is currently operated as a successful and established holiday let, and would also make an ideal lock-up-and-leave second home or permanent residence. Retaining a wealth of character, the accommodation is complemented by a useful stone outbuilding.

## 6 Mitchelgate

Welcome to 6 Mitchelgate, a charming Grade II listed cottage tucked away in the heart of Kirkby Lonsdale. Occupying a delightful position at the foot of historic Mitchelgate, the property is just a short stroll from the town's excellent selection of independent shops, cafés, restaurants and traditional pubs.

Beautifully presented and full of character, the cottage is currently operated as a successful and well-established holiday let, generating a strong income, making it an attractive investment opportunity as well as an ideal lock-up-and-leave second home or permanent residence.

Access is via a charming covered, cobbled ginnel serving just three properties. The accommodation comprises a well-appointed Shaker-style kitchen and a cosy sitting room featuring exposed beams, a character fireplace and fitted cupboards. To the first floor is a generous double bedroom together with a modern bathroom.

Externally, the property benefits from a useful dry stone outbuilding, providing excellent storage for bicycles, outdoor equipment or general household items.

### Property Information

Tenure: Leasehold 999 years with 967 years remaining (from 23.12.93)
Ground Rent: Peppercorn
Council Tax: Small Business Rate (SBR) relief
Listed Status: Grade II
Services: Mains Electric, Water & Drainage
Heating & Hot Water: Electric combination boiler located in loft.
Broadband: Speeds available up to 1800 Mbps
Access: Shared access via cobbled ginnel serving three properties.
Business: Strong income figures - accountants available on request from interested parties.
Roof: Renewed in March 2026

### 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.

### Ground Floor

### Kitchen

Luxury Vinyl Tile (LVT) Karndean flooring in Herringbone pattern, radiator, range of shaker style base units with complementary wood effect worktops, integrated oven, microwave, two ring hob, enamel single drainer sink with mixer tap, space for free standing fridge / freezer, timber framed double glazed window to rear, exposed beams staircase to first floor, door to ginnel.

### Sitting Room

Luxury Vinyl Tile (LVT) Karndean flooring in Herringbone pattern, radiator, fitted cupboards exposed beam, timber framed double glazed window to front aspect.

### First Floor

### Landing

Fitted carpet, staircase to ground floor

## Bedroom One

Fitted carpet, radiator, timber framed double glazed window to front aspect, exposed beam.

## Bathroom

Tiled flooring and walls, heated towel rail, toilet, bath with shower over, wash basin, timber framed double glazed window with textured glass.

## External

## Store

Dry store with light and power.

## 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

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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.

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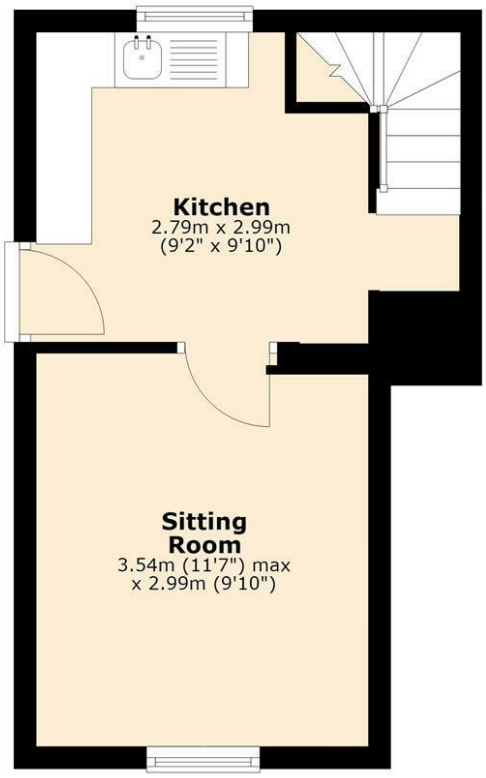
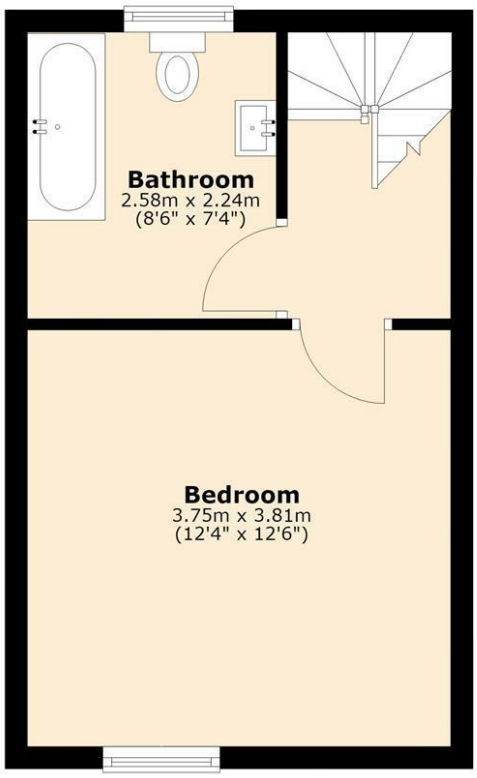
FLOOR PLANS
Please note, floor plans are not to scale and are for illustration purposes only. Plans are produced using PlanUp.

## Floor Plan

### Ground Floor
Approx. 21.7 sq. metres (233.2 sq. feet)

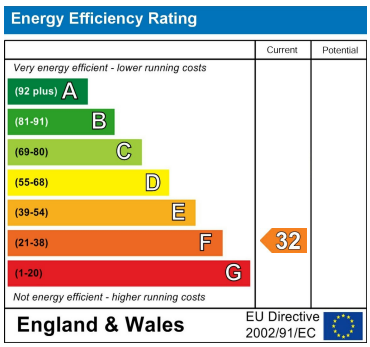



### First Floor
Approx. 24.5 sq. metres (263.7 sq. feet)




Total area: approx. 46.2 sq. metres (496.9 sq. feet)

**6 Mitchelgate, Kirkby Lonsdale**

## Area Map

## Energy Efficiency Graph