

CORNER COTTAGE

£560,000

13 New Road, Kirkby Lonsdale, LA6 2AB

A Grade II Listed Georgian townhouse in the heart of this sought-after Lune Valley market town.

Rich in authentic architectural detail and beautifully proportioned, the property has been upgraded by the current owners since their purchase in 2019. Over four floors you will find two reception rooms, a fitted kitchen with walk-in pantry and large shower/boot room to the ground floor. There are also two cellar rooms. Three first floor bedrooms and a house bathroom as well as an en suite fourth bedroom/home office to the second floor. There is a flagged west facing courtyard style garden and a small, enclosed yard to the north.

This is a wonderful opportunity to live centrally in a delightful period property.





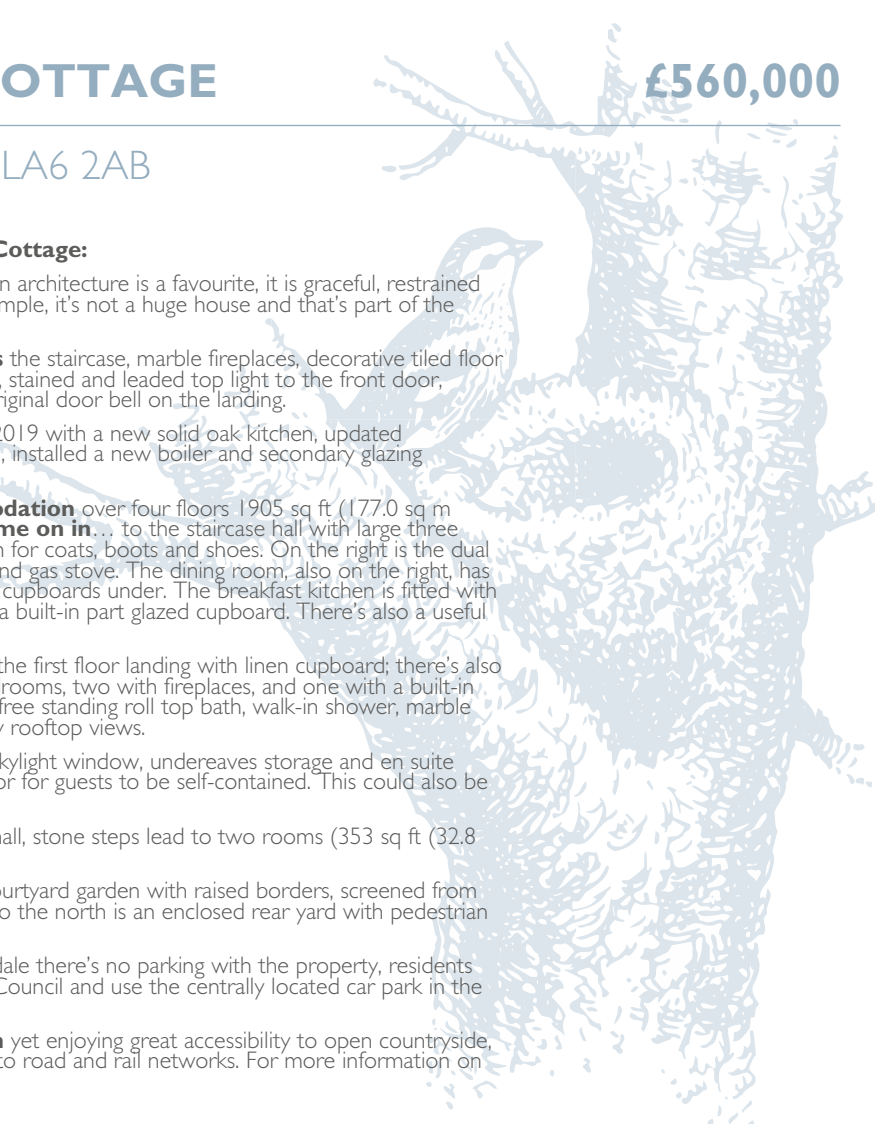
Welcome to **CORNER COTTAGE**

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Here's our **TOP TEN** reasons to love **Corner Cottage**:

1. **Georgian splendour** - for many people Georgian architecture is a favourite, it is graceful, restrained and elegant. This delightful townhouse is a fine example, it's not a huge house and that's part of the charm.
2. **Grade II Listed with fine character features** the staircase, marble fireplaces, decorative tiled floor in the hall, sash windows and shutters, panel doors, stained and leaded top light to the front door, cornices and picture dado rails. There is also the original door bell on the landing.
3. **Refurbished since the owners' purchase** in 2019 with a new solid oak kitchen, updated bathroom, upgraded cloakroom to a shower room, installed a new boiler and secondary glazing creating a modern home for the 21st Century.
4. **Well-proportioned and sun-filled accommodation** over four floors 1905 sq ft (177.0 sq m excluding the cellar) with a four square layout. **Come on in...** to the staircase hall with large three piece shower room on the left with plenty of room for coats, boots and shoes. On the right is the dual aspect sitting room with Carrera marble fireplace and gas stove. The dining room, also on the right, has twin illuminated arched glass shelved recesses with cupboards under. The breakfast kitchen is fitted with base and wall units, granite worktops, pot sink and a built-in part glazed cupboard. There's also a useful shelved pantry with original slate shelving.
5. **Sweet dreams** - the attractive staircase leads to the first floor landing with linen cupboard; there's also space for a study area. There are three double bedrooms, two with fireplaces, and one with a built-in wardrobe. The bathroom is lovely and light with a free standing roll top bath, walk-in shower, marble topped vanity unit with twin wash basins and lovely rooftop views.
6. The **second floor** offers a fourth bedroom with skylight window, undereaves storage and en suite cloakroom, perfect for the children, grandchildren or for guests to be self-contained. This could also be used as a home office.
7. **Good sized cellar rooms** - from the entrance hall, stone steps lead to two rooms (353 sq ft (32.8 sq m) providing excellent storage.
8. **Outdoor space** - there's a flagged, west facing courtyard garden with raised borders, screened from passersby with high walls and evergreen hedging. To the north is an enclosed rear yard with pedestrian access onto the lane.
9. **Parking** - as with many properties in Kirkby Lonsdale there's no parking with the property, residents buy annual permits from Westmorland & Furness Council and use the centrally located car park in the middle of town. Easy.
10. **Set in the heart of this award-winning town** yet enjoying great accessibility to open countryside, the town also has excellent connectivity with links to road and rail networks. For more information on the surrounding area, please turn to page 5.









Picturesque and sought-after Lune Valley town

If you are reading this there's a high chance you already know and love **Kirkby Lonsdale**. Here in our office we all live in or near to this lovely market town and know it well.

It's an **absolute gem** and little wonder that there is a steady stream of buyers who have either always been drawn to the town or who have just discovered it and now want a slice of Lune Valley life; for a number of years the town has been voted in the best top 10 places to live in the North West.

The town has much on offer in terms of places to eat, meet for a coffee or glass of something stronger, independent shops, churches, a bank and Post Office as well as a branch of Boots Chemist and a Booths supermarket. There's also a range of commercial businesses represented in the town as well as an opticians, two dentists and a large doctor's surgery - everything is within walking distance for Corner Cottage.

One of the English countryside's unspoiled landscapes, **the Lune Valley** boasts undulating rolling hills and scattered villages, it borders the Forest of Bowland National Landscape (formerly known as an AONB, an Area of Outstanding Natural Beauty) and the Yorkshire Dales National Park.

Together the historic market town of Kendal (13.4 miles) and the Georgian city of Lancaster (16.9 miles via the B6254) provide a **comprehensive range of commercial and recreational facilities**. Lancaster is also home to Lancaster University, Lancaster & Morecambe College and Royal Lancaster Infirmary

Schools are located in Kirkby Lonsdale with St Mary's primary school and Queen Elizabeth secondary school, Dallam, is at Milnthorpe and there are Boys' and Girls' Grammar schools at Lancaster. The area is also well served by popular private schools, including Sedbergh (with the preparatory school in Casterton), Giggleswick and Windermere.

For fans of the **great outdoors**, Kirkby Lonsdale is close to the Lake District National Park as well as the Dales and Forest of Bowland. The area provides a stunningly scenic adventure playground for all. Likewise, Arnsdale and Silverdale National Landscape and Morecambe Bay Estuary are not too far away if you are drawn to the coast.

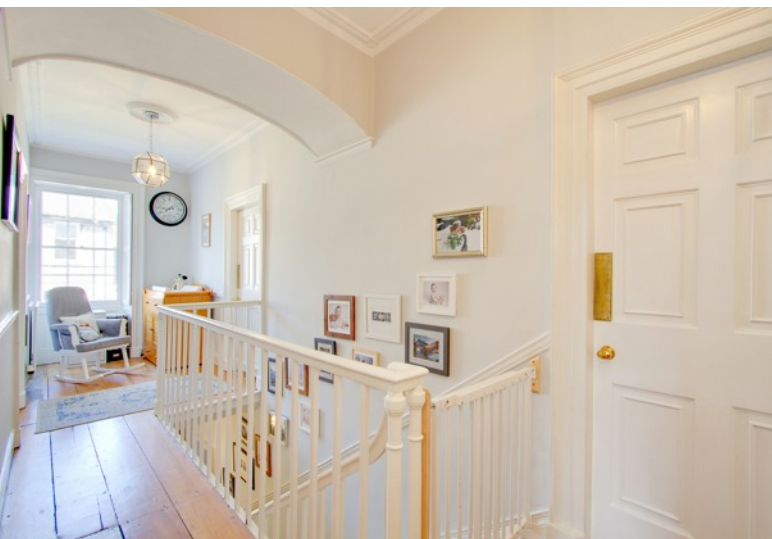
Getting about by car is easy, accessibility to the motorway network is excellent at J34, J35, or J36 as well as onto the A65 for travelling east.

Letting the train take the strain - there are stations on the West Coast main line at both Lancaster and Oxenholme (9.8 miles) with trains to London Euston, Manchester, Manchester Airport, Glasgow and Edinburgh. Historic Camforth train station is on the Northern Line with services to Lancaster, Barrow-in-Furness, and Leeds.

Jetting off - there is a choice of airports: Leeds Bradford (50.9 miles) Manchester (80.5 miles) and Liverpool (86 miles).

To find the property - approaching Kirkby Lonsdale from the west along the A65, take the first turning left at the roundabout by Booths supermarket. At the 'T' junction turn right onto New Road and continue past the Institute (Lunesdale Hall) and the Post Office, both on your left. Corner Cottage is the next property on the left.

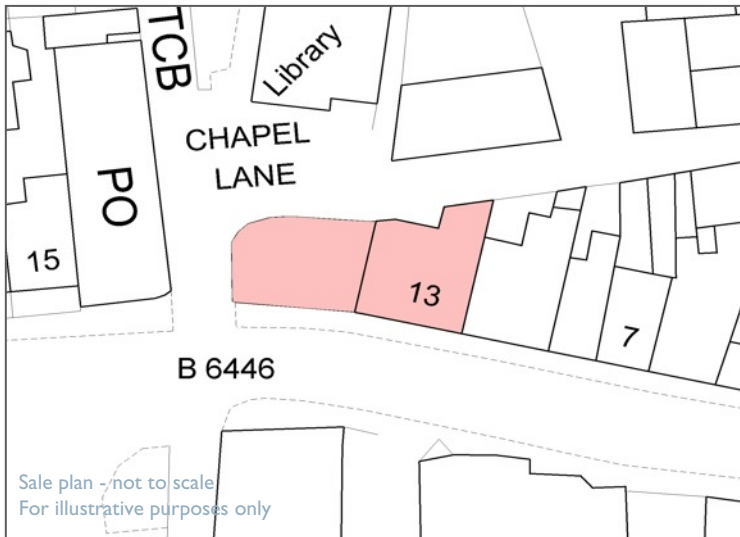
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Services and specifications

- Mains electricity, gas, drainage and water
- Gas central heating, with gas stove in the sitting room. New boiler fitted in 2023.
- Single glazed windows with secondary glazing
- Broadband connected
- Solid oak kitchen fitted in 2023
- External water tap
- External lighting





The finer details

Council Tax

Corner Cottage is currently banded E for Council Tax purposes. Potential purchasers are advised to verify this information for themselves.

Local and Planning Authority

Westmorland & Furness Council

W: westmorlandandfurness.gov.uk

Please note

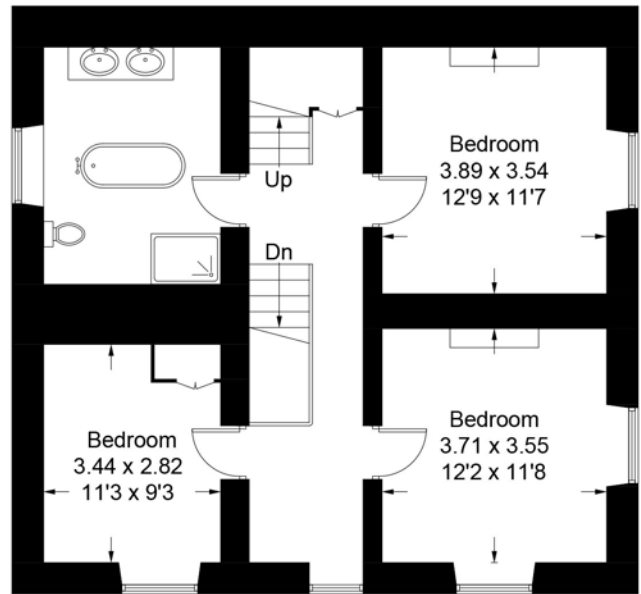
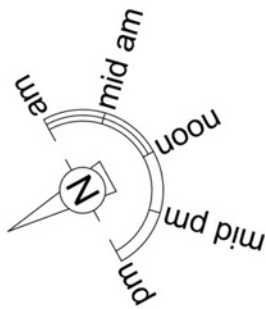
- Light fittings, all fitted furniture and the Rangemaster stove are included in the sale
- The property is Grade II Listed - List Entry Number 1318939
- Freehold, with vacant possession on completion

Money Laundering

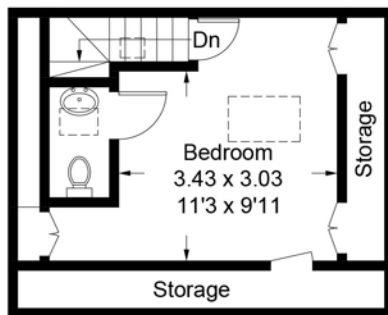
Prospective buyers should be aware that in the event that they make an offer for the property, they will be required to provide the agent with documents in relation to the Money Laundering Regulations; one being photographic ID, i.e. driving licence or passport and the other being a utility bill showing their address. These can be provided in the following ways: by calling into the agent's office with copies or by way of a certified copy provided via their solicitor. In addition prospective buyers will be required to provide information regarding the source of funding as part of the agent's offer procedure.

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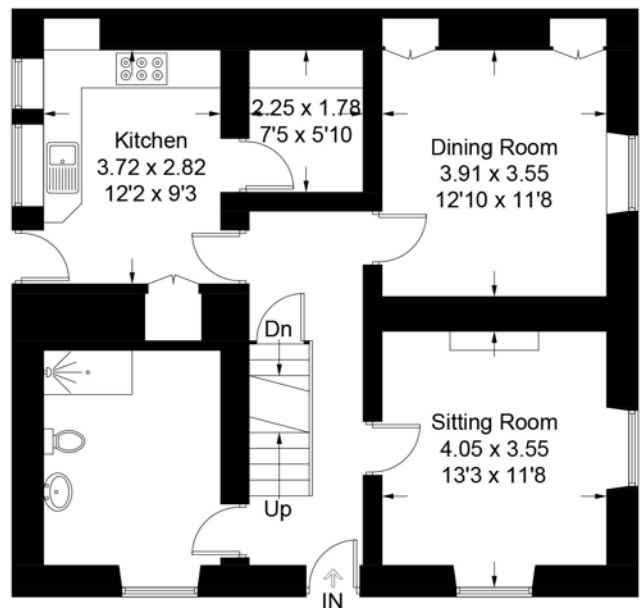
Approximate Gross Internal Area = 177.0 sq m / 1905 sq ft
 Cellar = 32.8 sq m / 353 sq ft
 Total = 209.8 sq m / 2258 sq ft



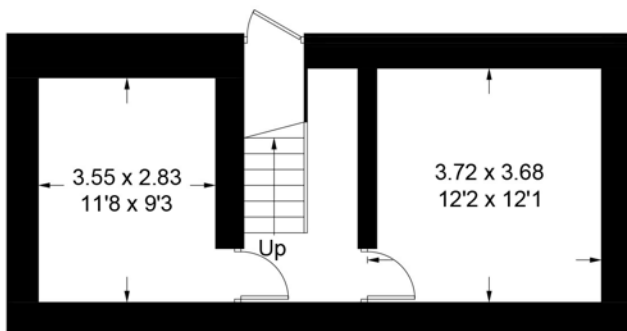
First Floor



Second Floor



Ground Floor



Cellar

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID496138)

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