



Acorn Cottage, Chapel Lane, Kirkby Lonsdale
Asking Price £300,000

Your Local Estate Agents
Thomson Hayton Winkley



www.thwestateagents.co.uk



A charming traditional stone built cottage pleasantly located in a delightful courtyard consisting of similar properties. Situated in the heart of Kirkby Lonsdale's market town within walking distance of Booths supermarket, the doctors surgery and the many shops, cafes and restaurants.







ACORN COTTAGE

An appealing attached character cottage pleasantly located within an attractive courtyard with similar properties. Situated in the heart of the picturesque market town of Kirkby Lonsdale conveniently placed for the many amenities available which include a variety of shops, cafe's, public houses and restaurants, doctors surgery, booths supermarket, library and bank and offers easy access to an excellent bus route and road links to the M6.

The well presented accommodation, which is laid to three floors, briefly comprises entrance hall with storage and a quality kitchen with dining and living space on the ground floor. The first floor offers a double bedroom and a bathroom to the first floor and the second floor has a versatile bedroom which is currently being used as a sitting room with study space.

This charming residence, which has been well maintained by the current owners, benefits from double glazing and gas central heating.

Acorn Cottage is offered for sale with no upper chain.

GROUND FLOOR

ENTRANCE HALL

6' 10" max x 5' 8" max (2.10m x 1.75m)

Double glazed door, radiator, understairs storage cupboard.

KITCHEN, DINING AND LIVING SPACE

16' 9" max x 14' 11" max (5.12m x 4.56m)

KITCHEN

8' 7" x 7' 9" (2.64m x 2.37m)

Natural light from sitting/dining room, underfloor heating, good range of base and wall units, sink, built in oven, gas hob with extractor hood over, fridge, washer/dryer, fitted mirror and shelving, extractor fan, under wall unit lighting, tiled splashbacks.

DINING AND LIVING SPACE

15' 0" max x 9' 0" max (4.58m x 2.75m)

Three double glazed windows, two radiators, underfloor heating to dining area, exposed beams.





FIRST FLOOR

LANDING

6' 1" max x 4' 4" max (1.86m x 1.33m)
Double glazed window, exposed beam.

BEDROOM

14' 11" max x 10' 0" max (4.57m x 3.07m)
Two double glazed windows, two radiators, good range of wardrobes with matching headboard and bedside units, exposed beam.

BATHROOM

8' 0" max x 6' 7" max (2.46m x 2.01m)
Radiator, three piece suite in white comprises W.C., wash hand basin and bath with thermostatic shower over, fitted mirrored wall unit, extractor fan, exposed beam, partial tiling to walls.

SECOND FLOOR

BEDROOM

17' 0" max x 14' 7" max (5.19m x 4.45m)
Three double glazed Velux windows, double glazed window, two radiators, exposed beam, cupboard housing gas combination boiler.

OUTSIDE

There is an attractive patio garden to the front of the cottage. Resident and visitor on road parking permits are available from SLDC.

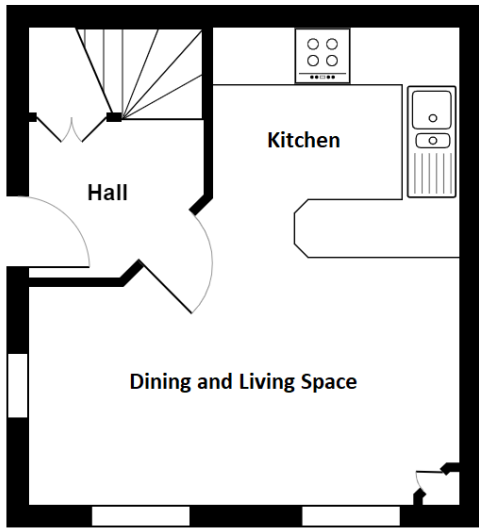
SERVICES

Mains electricity, mains gas, mains water, mains drainage.

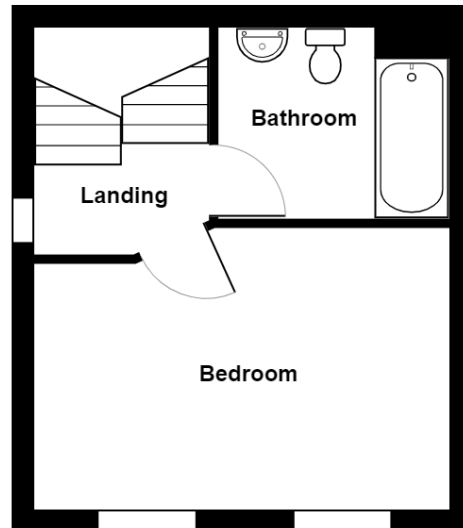
COUNCIL TAX BANDING

Currently band C as per the Valuation Office website.

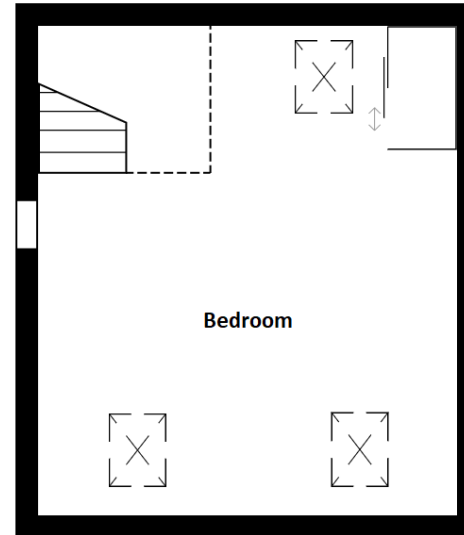




Ground Floor



First Floor

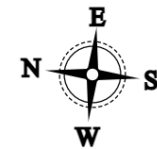


Second Floor

Acorn Cottage, Chapel Lane, Kirkby Lonsdale

Total Area: 68.6 m² ... 738 ft²

For illustrative purposes only - not to scale. The position and size of features are approximate only.
© North West Inspector.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

DIRECTIONS

On foot: - From our Kirkby Lonsdale office cross the road and enter the yard signposted County Library, proceed past the sewing shop and take the gate on the right in to the courtyard to find Acorn Cottage clearly marked.

WHAT3WORDS:

pizzas.headers.noted

Important Notice

Whilst every care has been taken in the preparation of these particulars, all interested parties should note: (i) the descriptions and photographs are for guidance only and are not a complete representation of the property; (ii) plans are not to scale, are for guidance only and do not form part of a contract; (iii) services and any appliances referred to have not been tested, and cannot be verified as being in working order; (iv) no survey of any part of the property has been carried out by the vendor/lessor or Thomson Hayton Winkley Estate Agents; (v) measurements are approximate and must not be relied upon and have been taken using a laser measuring device. For convenience an approximate imperial equivalent is also given; (vi) any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or any other consent has been obtained. A purchaser/lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct; (vii) nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within a subsequent agreement; (viii) please contact the Agents before travelling any distance or viewing properties to check availability and confirm any point which may be of particular importance. THW Estate Agents Ltd is a separate legal entity to the solicitors firm of Thomson Hayton Winkley Ltd which has a different ownership (although some of the owners are the same). Clients of THW Estate Agents Ltd do not have the same protection as those of Thomson Hayton Winkley Ltd.

Your Local Estate Agents Thomson Hayton Winkley



Kendal Office
112 Stricklandgate
Kendal
T. 01539 815700
E.kendal@thwestestateagents.co.uk

Windermere Office
25b Crescent Road
Windermere
T. 015394 47825
E.windermere@thwestestateagents.co.uk

Grange-over-Sands Office
Palace Buildings
Grange-over-Sands
T. 015395 33335
E.grange@thwestestateagents.co.uk

Kirkby Lonsdale Office
29 Main Street
Kirkby Lonsdale
T. 015242 71999
E.kirkby@thwestestateagents.co.uk

THW Estate Agents Limited. Company registered in England and Wales No 10487566.

www.thwestestateagents.co.uk



THW Estate Agents
Best Small Agency in North West

Gold Sales | Gold Listings

