

10 CHERKEBY COTTAGES

£225,000

Church Street, Kirkby Lonsdale, LA6 2AX

An absolute gem. Set right at the very heart of this exceptionally popular Lune Valley market town with a cracking view of the church, a delightful Grade II Listed stone and slate cottage ready for complete renovation.

Incredibly sweet and oozing character and charm, this terrace cottage is situated in a row of five; set over three floors, the cottage offers the opportunity for one lucky buyer to put their own stamp on the project. There's added potential to extend into the attached rear outhouse (subject to consent). Perfect as a holiday, first time or downshifting home, this is one not to miss.

Best to act quickly - it's a winning location with bags of potential and is sure to command strong demand.





Welcome to **10 CHERKEBY COTTAGES** £225,000

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Here's our **TOP TEN REASONS TO LOVE 10 Cherkeby Cottages:**

- 1. Potential. Potential, potential** in the same family's ownership since 1985 it is unspoiled with huge opportunity for the new custodians to create a delightful home through an extensive renovation and possible extension into the outhouse and store at the rear (subject to consent). Note to reader: warning - only view if you are serious about a project, more than one trip to B&Q will be required here!
- 2. Character and charm** - being Grade II Listed there is the original range oven by Webster Bros. of Lancaster set on a slate hearth in the dining room, sash windows, original staircase with wood uprights, a combination of boarded and panel doors and exposed ceiling beams.
- 3. Small and bijoux** - with a gross internal measurement c. 794 sq ft (73.8 sq m) to include the outbuilding, the accommodation is set over three floors.
- 4. Flexibility is your friend** - a lovely room is situated on the first floor with double doors leading out onto a south facing roof terrace and attractive views of the church to the north, this could be used as a sitting room or as the main bedroom, depending on your requirements.
- 5. Low upkeep outdoor space** with a small outside space to accommodate a garden table and chairs, a useful outbuilding and bin store there's more time to get out and enjoy the things you like to do.
- 5. Income stream** - the cottage would let well as it's in an ideal location for those visiting the area; this way you could use it yourself and then let it out to help pay the bills when you don't need it. Alternatively, it would also appeal to long term tenants keen to move into town.
- 7. Convenient parking** - as with many properties in Kirkby Lonsdale there's no parking with the property but you can buy annual permits from SLDC and use the centrally located car park in the middle of town. Easy.
- 8. At the heart of life in Kirkby Lonsdale.** For the third year in a row, this sought-after market town has been voted in the Top 10 places to live in the northwest by the Sunday Times. The cottage is within walking distance of everything this wonderful town has to offer: meet friends for a coffee or a glass of something stronger, pop out for lunch or dinner, embrace the independent shops and enjoy the convenience of branches of Boots and Booths.
- 9. On your doorstep** - for those who love the great outdoors, the Lune Valley, the Lake District and Yorkshire Dales National Parks as well as the Forest of Bowland provide a stunningly scenic adventure playground and if you prefer a walk by the sea, Morecambe Bay Estuary and Amside and Silverdale AONB are not too far away.
- 10. Getting out and about** - for travel further afield, the town is situated off the A65 making many larger towns and cities within easy reach. Access to the M6 is at either J34 or J36 depending on the direction of travel. Oxenholme and Lancaster have stations on the main west coast line with direct trains into London Euston (approx. 2 hours 35 minutes) and Manchester Airport is 73 miles distant.



You'll need to know...

- Mains electricity, gas, water and drainage
- Gas central heating
- Council Tax Band C - potential purchasers are advised to verify this information for themselves with South Lakeland District Council
- Curtain poles and light fittings are included in the sale.
- The property is sold as seen
- There is a right of way through the archway between Nos. 4 and 6 to access the rear of the property
- **To find the property** - between The Sun Inn and The Spotty Hen on Market Street there is a gated entrance to the church yard. Head through the gates and turn immediately left. The cottage is the second on the left.



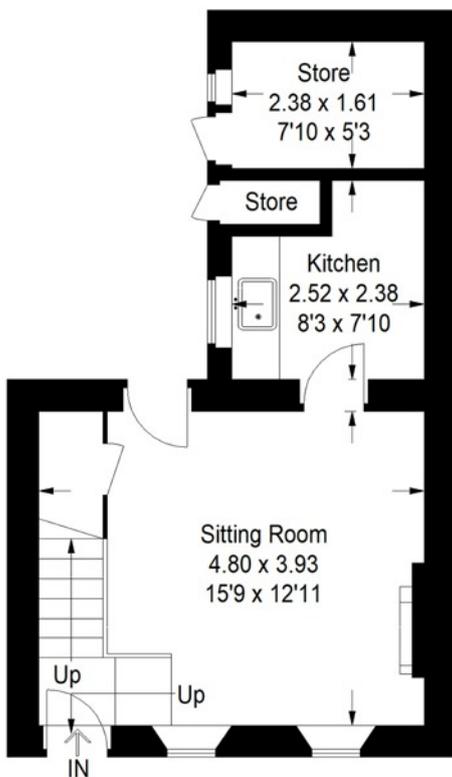
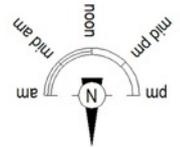
Money Laundering

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.

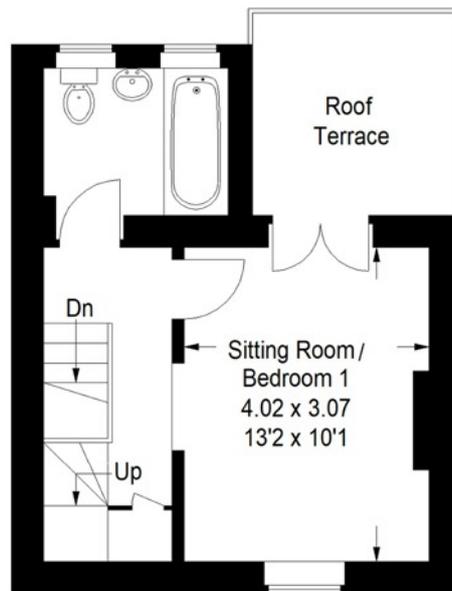


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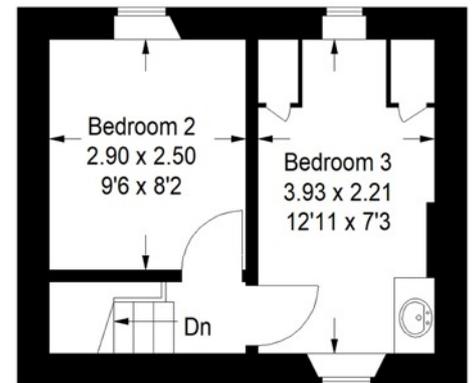
Approximate Gross Internal Area = 69 sq m / 743 sq ft
Store = 4.8 sq m / 52 sq ft
Total = 73.8 sq m / 794 sq ft



Ground Floor



First Floor



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
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