

## CHIMNEY POT VIEW

**£385,000**

8 Rowan Garth, Kirkby Lonsdale, LA6 2JR

**In a private tucked away location, part of an attractive development and enjoying splendid rooftop views across to the Barbon Fells, a centrally located two bedroom barn conversion with character and charm.**

Beautifully presented with quality fixtures and fittings, the 'upside down' accommodation is spacious and light. There's an enclosed courtyard and a private decked seating terrace leading from the sitting room - the perfect spot to take in the stunning view!

**If you are seeking the convenience of a 'lock up and leave' in this sought-after Cumbrian market town where you can enjoy weekends and holidays, or looking to buy to let for holidays or to downsize, then this is a must see.**





## Welcome to **CHIMNEY POT VIEW**

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Here's our **TOP TEN REASONS TO LOVE** Chimney Pot View, 8 Rowan Garth:

- 1. The views** - although centrally located within the town, there is a picture window in the reception room framing the stunning vista towards the Barbon Fells. This view can also be enjoyed from the decked seating terrace and whilst sitting at the kitchen table!
- 2. It's only a small development but the setting matters;** No. 8 is tucked away and enjoys a quiet and private position.
- 3. Contemporary meets character** with a modern kitchen and bathroom sitting alongside exposed roof trusses and oak lintels.
- 4. Spacious 'upside down' layout** with a gross internal measurement c. 1105 sq ft (102.7 sq m). On entering the property, a split staircase leads up to the kitchen and reception room and down to the bedrooms, bathroom and courtyard. The large reception room is open to the apex with space for sitting and dining. Glazed doors lead out onto the decked terrace. The breakfast kitchen has base and wall units, granite worktops, Belfast sink and integral appliances including a Rangemaster stove. There's also useful understairs storage and linen cupboard on the ground floor.
- 5. Sweet dreams guaranteed** - there are two double bedrooms. The main bedroom is particularly spacious with fitted wardrobes to one wall and glazed doors out to the courtyard. A stylishly fitted four-piece bathroom with roll top bath and separate shower completes the picture.
- 6. Outside space** - take in the lovely views across the rooftops from the first floor decked terrace. The courtyard is a haven, a lovely spot for alfresco dining, entertaining family and friends or simply to sit and enjoy a quiet moment. There is also a useful storeroom with power, light and water, ideal for garden furniture and bikes.
- 7. Income stream** - the property is currently used as a holiday let as it's in an ideal location for weekenders and holidaymakers visiting the surrounding area; this way you could use it yourself and let it out to help pay the bills when you don't need it. Alternatively, the cottage could be let out on a long term let.
- If you are reading this there's a high chance you already **know and love Kirkby Lonsdale**. Voted in the Top 10 places to live in the northwest by the Sunday Times, 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. Everything is within walking distance with much on offer in terms of places to eat, independent shops as well as a branch of Boots and a Booths supermarket.
- 9. It's a great base** for exploring Kendal, Lancaster, the Lakes and Dales and both the Forest of Bowland and Arnside and Silverdale Areas of Outstanding Natural Beauty. Fresh air and fun, whichever direction you take and whatever your pleasure.
- 10. Planes, trains and automobiles** - access to the M6 is at either Junctions 34, 35 or 36 with the A65 for travelling east on the edge of town. There are train stations at Oxenholme and Lancaster on the main west coast line with direct trains to London Euston in just over 2.5 hours with airports at Leeds/Bradford, Manchester and Liverpool.

**£385,000**

## You'll need to know....

- Mains electric, gas, water and drainage
- Gas central heating with gas flame effect fire in the sitting room
- Wood framed double glazed windows
- Broadband connection available
- Chimney Pot View is currently not banded for Council Tax purposes and is subject to Small Business Relief. Please contact South Lakeland District Council for further information.
- Carpets, curtain poles and integral kitchen appliances are all included in the sale. Furniture and soft furnishings are available by separate negotiation.

**To find the property** - from the Booths roundabout, continue along Dodgson Croft, passing Booths on the left and turn right onto New Road. Rowan Garth can be found on the left hand side immediately after Lunesdale Hall and before the Post Office. Proceed through the archway and the property is the first on the right. There is no parking on site but parking is available nearby either on street or in the South Lakeland District Council car parks opposite the entrance to Rowan Garth.

*what3words reference: treetop.miracles.sorters*

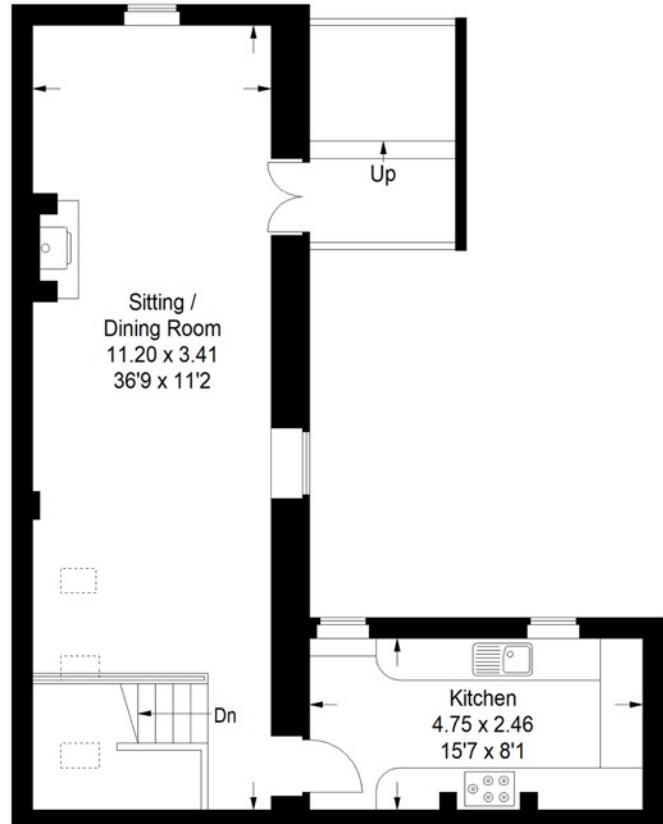
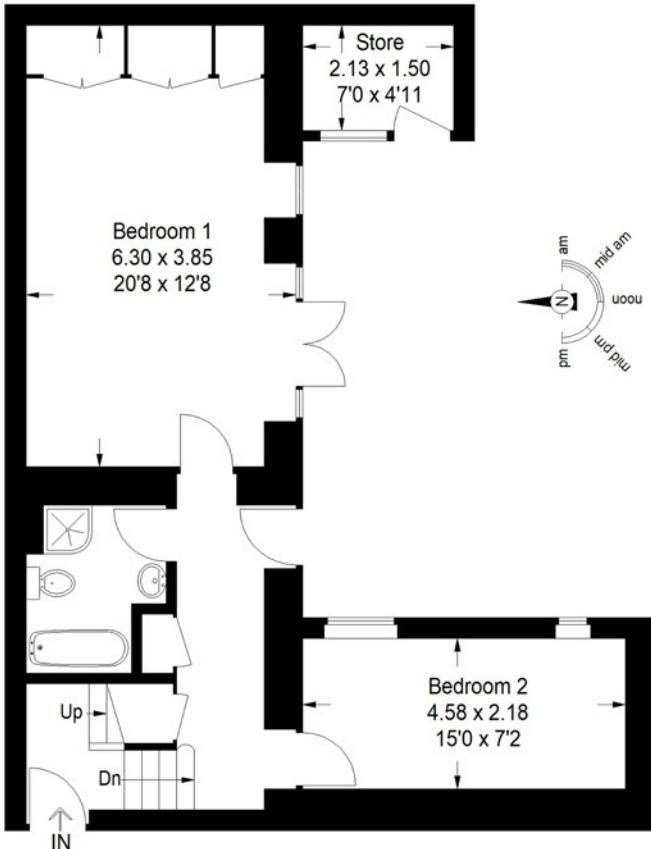
### Money Laundering

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.



## 8 Rowan Garth, Kirkby Lonsdale, LA6 2JR

Approximate Gross Internal Area = 102.7 sq m / 1105 sq ft  
 Store = 3.2 sq m / 34 sq ft  
 Total = 105.9 sq m / 1139 sq ft



Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.  
[FloorplansUsketch.com](http://FloorplansUsketch.com) © 2021 (ID 811241)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
EU Directive 2002/91/EC		

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