

## WEAVERS COTTAGE

£395,000

37 Mitchelgate, Kirkby Lonsdale, LA6 2BE

**On one of Kirkby Lonsdale's most charismatic and photographic streets right in the heart of this ever so popular market town.**

A most desirable period cottage with characterful accommodation set over three floors - perfect as a first or second home and offering great letting potential. Having two bedrooms and two bath/shower rooms, a combined reception room and breakfast kitchen. There's a small seating area to the rear with a view of the fells over roof tops.

**Contemporary bathrooms and a timeless kitchen along with neutral décor make this cottage ready to move straight into and start enjoying.**





## Welcome to **WEAVERS COTTAGE**

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It's a sweet one, that's for sure. Whether you're looking for a main residence, a second home or a holiday let, Weavers Cottage has much to offer you. Here's our TOP TEN REASONS TO LOVE this little gem, see if you agree...

1. Previous owners decided to concentrate on quality rather than quantity and converted the third bedroom into a second bathroom - this gives greater balance to the cottage and also ensures that each of the two double bedrooms (both on the front elevation with an outlook onto Mitchelgate) has a private bath or shower room.
2. The kitchen has a timeless appeal, oak stairs lead down into the light filled room (three windows and a Velux skylight) and provide a perfect place for family or guests to perch and chat whilst the chef prepares supper. There's a hardwearing flagged floor, Shaker style units, oak worktops and a Belfast sink, a window facing breakfast bar, gas hob, electric oven and built in microwave.
3. The rear seating terrace has a lovely leafy outlook over rooftops across to St Mary's Church and the fells beyond - the perfect spot for a morning coffee or evening glass of wine.
4. The substantial stove is multi-fuel and makes a great focal point for the reception room - space to sit and to eat. It's sure to warm the whole cottage.
5. Approached externally is a small utility room - there's plumbing for a washer and space for a condenser drier. There's a heater in here so it's a good spot to dry wet boots and outdoor gear.
6. Storage is always important and the main bedroom has a great range of fitted units.
7. There's no private or allocated parking but owners may apply for two resident's parking permits - they are free of charge and available from SLDC.
8. Walk to the shops, the post office, to the pubs and restaurants - the location is central and so convenient.
9. Over three floors there's 918 sq ft (85.3 sq m) excluding the utility room.
10. BUY THE LOT! A former holiday let, the entire contents (excluding towels and sheets) are for sale by way of separate negotiation. If you are looking for an investment this is a great way of getting started straight away.

**To find the property** - from the M6 head east along the A65 and take the first turning into Kirkby Lonsdale and continue past the schools. At the junction bear left onto Mitchelgate and Weavers Cottage is on the left.



## Always good to know...

- Mains electricity, gas, water and drainage
- Gas central heating with a multi fuel stove in the sitting room
- The combi boiler is located on the third floor
- Fibre broadband currently connected
- There's a mix of double and single glazed windows, all within wooden frames
- Council Tax Band C - potential purchasers are advised to verify this information for themselves with South Lakeland District Council
- Carpets, curtains, curtains poles, blinds, light fittings and integral kitchen appliances are included in the sale. Everything else is available by separate negotiation.
- There is a right of access to the rear for Nos. 43, 41, 39 and 37 to take bins through a covered passageway adjoining No. 39.

### 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.

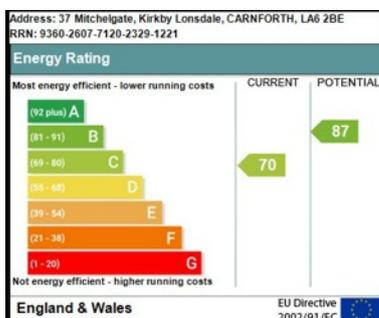


## Weavers Cottage, 37 Mitchelgate, Kirkby Lonsdale, LA6 2BE

Approximate Gross Internal Area = 85.3 sq m / 918 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID821165)



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