

## CHURCH MEWS COTTAGE

OIEO £360,000

1 Beck Head, Kirkby Lonsdale, LA6 2AY

**A most desirable mid terrace period cottage set in the heart of the ever popular Lune Valley market town of Kirkby Lonsdale, centrally located with a splendid outlook across to the church.**

Welcoming from the moment you walk in through the door, this Grade II Listed mews cottage offers beautifully presented accommodation with sitting room open to a well-equipped kitchen, two double bedrooms and a contemporary wet room. To complete the picture, there is small yard to the rear.

**Perfect as a bolthole from a busy life where you can enjoy weekends and holidays, ideal to buy and let out for holidays or for those looking to downsize and enjoy the lifestyle and convenience that central town living offers.**





## Welcome to **CHURCH MEWS COTTAGE** OIEO £360,000

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### Here's our **TOP TEN REASONS TO LOVE Church Mews Cottage**:

- 1. It's all ready to move into** - just move your furniture in and start enjoying the country cottage lifestyle! Some or all of the furniture is also available to purchase.
- 2. Lovely character features** - such as the lovely oak floor to the ground floor, the oak lintels, ceiling and cruck beams, the stone window cill in the kitchen and the boarded doors with Suffolk latches.
- 3. Small and bijoux** - with a gross internal area of c. 710 sq ft (66 sq m), thought has been given to the layout making use of the space; the galley kitchen with three skylight windows allowing the light to flood in, is fitted with cream shaker style units with wood block work tops, a Belfast sink and integral appliances. There is also a useful understairs cupboard. The sitting room is light and airy with a wood burning stove set on a flagged hearth and space for a small dining table.
- 4. Sweet dreams** - open to the apex there are two good-sized double bedrooms with bedroom 1 having built in wardrobes and a lovely outlook to the church. A contemporary **wet room** completes the second floor.
- 5. Convenient parking** - as with many properties in central Kirkby Lonsdale there's no parking with the cottage but there is unrestricted parking on Fairbank, a few minutes walk away, which the current owners have always used.
- 6. Potential income stream** - with staycationing here to stay you could let it out to help pay the bills when you don't need it.
- 7. Great to lock up and leave** - there's a small yard to the rear with space for a few pots (and the bins!). Low upkeep leaves more time to get out and enjoy the things you like to do. There is even access to the main street from the rear.
- 8. At the heart of life in Kirkby Lonsdale** - for the fourth 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.
- 9. Great access to the glorious outdoors** - with The Lune Valley, The Yorkshire Dales and Lake District National Parks and two Areas of Outstanding Natural Beauty (Silverdale/Amside and the Trough of Bowland) close by, so whichever direction you head for a walk, run, climb, sail or cycle it's all extremely accessible.
- 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 with woodburner in the sitting room
- Church Mews Cottage is currently not banded for Council Tax purposes. Please contact South Lakeland District Council for further information on 01539 733333, [www.southlakeland.gov.uk](http://www.southlakeland.gov.uk)
- Carpets, curtains and poles, blinds and light fittings are included in the sale. Items of furniture are available separately.
- Broadband connection available

**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 third on the left.

*/// what3words reference: [harshest.unheated.cube](https://www.what3words.com/harshest.unheated.cube)*

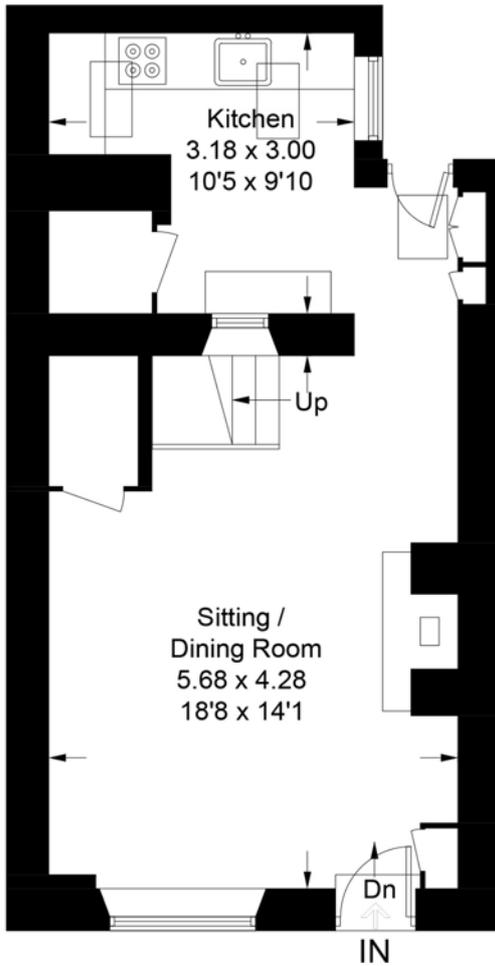
### Money Laundering

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.

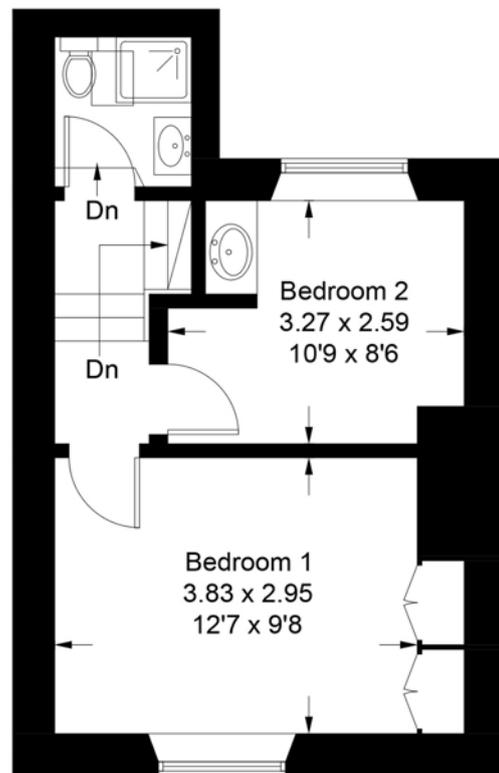


# Church Mews Cottage, 1 Beck Head, Kirkby Lonsdale, LA6 2AY

Approximate Gross Internal Area = 66.0 sq m / 710 sq ft



**Ground Floor**



**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID856532)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		88
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	53	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
www.EPC4U.COM			

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