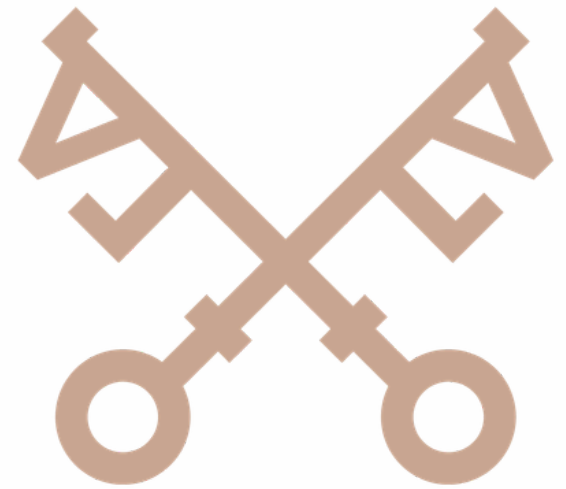




Mitchelgate, Kirkby Lonsdale

 **lunevalley**
ESTATES.

MITCHELGATE, KIRKBY LONSDALE



There is something particularly special about finding a house that feels tucked away and private, yet sits only moments from everything that makes Kirkby Lonsdale such a sought-after place to live. Set back from the bustle of the town centre, 41 Mitchelgate occupies an elevated position on one of Kirkby Lonsdale's most historic streets, with a sense of seclusion that is quite unexpected given just how central the property is. From the upper floors, the outlook is superb. Windows frame views across the mature greenery of St Mary's Churchyard, with the church tower rising prominently amongst the rooftops and the rolling hills beyond creating an ever-changing backdrop. It is the sort of view that immediately reminds you why Kirkby Lonsdale is such a desirable place to call home.

The house itself is substantial, extending to approximately 1,822 sq ft across four levels, and is packed with the character expected of a property of this age. Exposed stonework, substantial timbers, traditional stone-flagged floors and irregular historic walls give the accommodation a warmth and individuality that simply cannot be recreated in a modern house. Importantly, this is a home where the next owner can make their own mark. The property is perfectly usable as it stands, but there is enormous scope to enhance and modernise the accommodation, creating something genuinely impressive while retaining the fabric and personality of the original building.





Property Type:

Character Property

Square Footage:

1822 sqft

Council Tax Band:

E

EPC Rating:

D

Tenure

Freehold

Take a closer look...



Why Kirkby Lonsdale?

KIRKBY LONSDALE OFFERS THAT RARE COMBINATION OF A BEAUTIFUL HISTORIC SETTING, A LIVELY COMMUNITY AND EVERYDAY CONVENIENCE. ITS ATTRACTIVE STREETS ARE FILLED WITH INDEPENDENT SHOPS, CAFÉS, PUBS AND RESTAURANTS, WHILE EXCELLENT SCHOOLS AND EASY ACCESS TO THE SURROUNDING COUNTRYSIDE MAKE IT JUST AS APPEALING TO FAMILIES AS IT IS TO THOSE SEEKING A SLOWER PACE OF LIFE. WITH THE YORKSHIRE DALES AND LAKE DISTRICT BOTH WITHIN EASY REACH, AND SUPERB WALKING RIGHT FROM THE DOORSTEP, IT IS A PLACE WHERE TOWN LIFE AND RURAL LIVING COME TOGETHER EFFORTLESSLY.

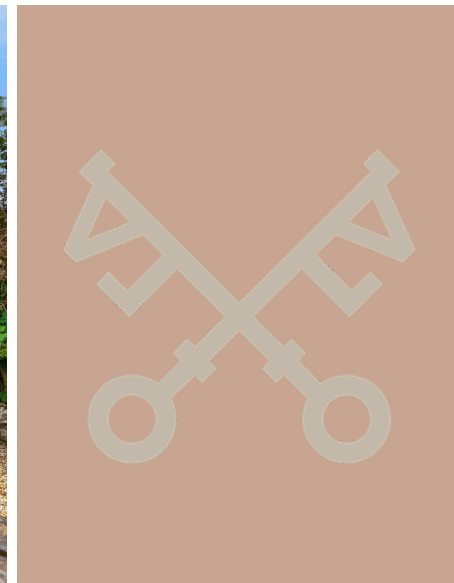
Mitchelgate, Kirkby Lonsdale





RATHER THAN SIMPLY OPENING ONTO A STREET OR SMALL COURTYARD, THE HOUSE ENJOYS ITS OWN ELEVATED, MULTI-LEVEL GARDEN AND TERRACE AREAS, ARRANGED AROUND OLD STONE WALLS AND ESTABLISHED PLANTING. THERE ARE PLACES TO SIT, ENTERTAIN AND ENJOY THE OUTLOOK, WITH THE POSITION GIVING THE OUTSIDE SPACE A SURPRISING DEGREE OF PRIVACY. LOOKING OUT ACROSS THE ROOFTOPS AND GREENERY TOWARDS THE SURROUNDING HILLS, IT IS EASY TO FORGET THAT KIRKBY LONSDALE'S CAFÉS, INDEPENDENT SHOPS, RESTAURANTS AND PUBS ARE JUST A SHORT STROLL AWAY.











Zzz...o_o_o





WHERE CAN I FIND...



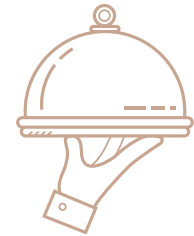
The Closest Schools?

Queen Elizabeth School
5 minute walk
St Mary's Primary School
5 minute walk



The Local Shop?

Booths, Spar and countless
local artisan vendors
moments walk away from
Mitchelgate



A Delicious Meal?

Platos - 3 minute walk



Somewhere Nice to Walk the Dog?

Miles of endless rambling
right on your doorstep!



A Refreshing Pint?

The Sun Hotel - 2 minute walk

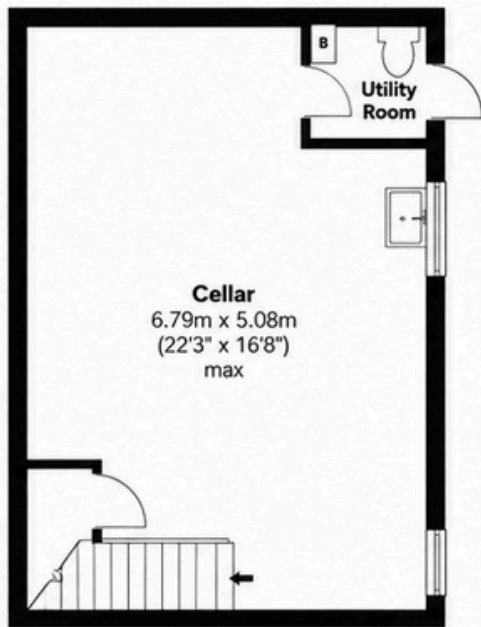


Closest Transport Links Junction 36 - 15 Minute Drive

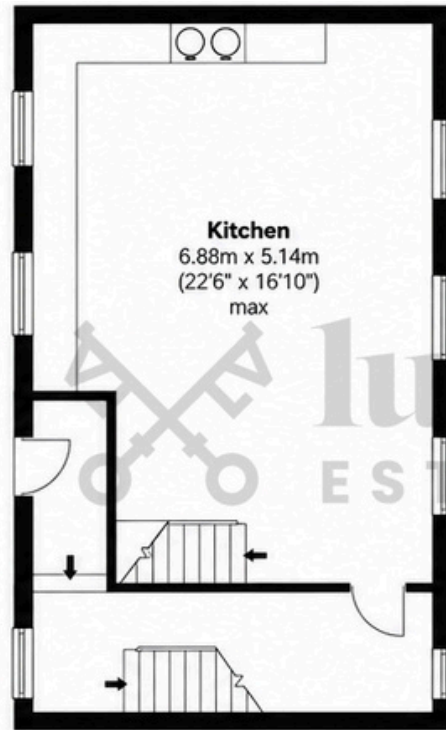
Bus Stop On New Road
5 min walk



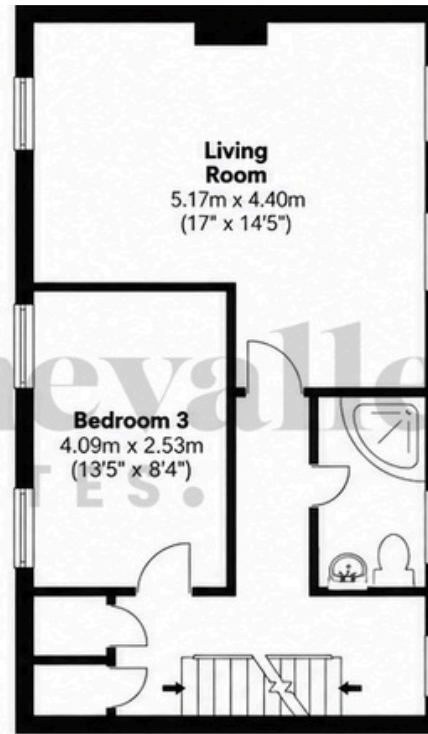




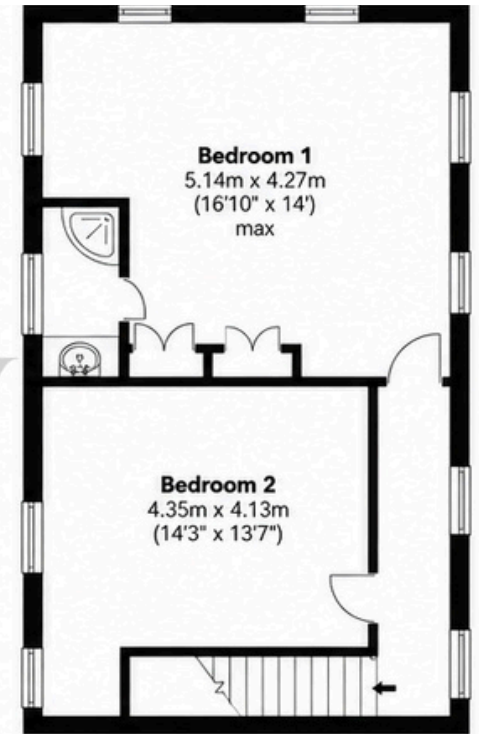
Lower Ground Floor
Approx. 34.5 sq m (371.4 sq ft)



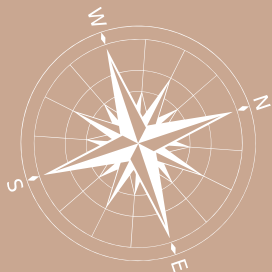
Ground Floor
Approx. 35.4 sq m (381.0 sq ft)



First Floor
Approx. 34.9 sq m (375.7 sq ft)



Second Floor
Approx. 35.5 sq m (382.1 sq ft)



Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

41 Mitchelgate

Kirkby Lonsdale

Mitchelgate, Kirkby Lonsdale



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