



## Lonsdale Cottage, Lonsdale Square, Holme

£240,000 Freehold



## Lonsdale Cottage

### Lonsdale Square

A charming, semi-detached property, located in the quiet village of Holme where the amenities include a well-regarded primary school and a gastro pub. Holme is within easy reach of the market towns of Kendal and Kirkby Lonsdale as well as Milnthorpe, Carnforth and Junction 36 of the M6. This delightful semi-detached cottage offers a charming blend of traditional character and modern convenience. When arriving at the cottage you will find a warm and welcoming entrance hall which gives access to all areas of the ground floor with the downstairs shower room to your front which comprises a light three-piece suite with W.C., wash hand basin and fully panelled shower cubicle. On the left the sitting room can be found which has plenty of light flowing through it from the two double glazed windows, adding to the ground floor is the excellent kitchen diner which is perfect for providing a stylish and functional space for cooking and dining.

Taking the stairs up to the first floor you will find two double bedrooms which provide a comfortable living accommodation, a second reception room which is perfect for relaxing in and a delightful shower room which comprises a W.C., wash hand basin and fully tiled shower cubicle. The attic can be accessed from the landing and it offers potential for further development or storage. The property benefits from double glazing and gas central heating which ensure year-round comfort.

Outside, a small patio seating area to the side of the property offers a lovely spot for enjoying al fresco dining or simply soaking up the sunshine. The garage comes equipped with light and power, as well as a water supply to the front, adding to the convenience of the property. Whether you're looking for a peaceful retreat to call home or a cosy weekend getaway, this charming cottage offers a wonderful opportunity to embrace the village lifestyle while still being within reach of all the amenities you could need.

- A delightful semi-detached property
- External store room accessed by garage door
- Two light and airy reception rooms with one being a potential third bedroom
- Located in a quiet popular village
- Beautiful kitchen diner
- Easy access to M6 Motorway
- Two bedrooms with a potential third bedroom
- Easy access to local amenities
- Two bathrooms one on each floor
- Plenty of attic space with the possibility of having both attics converted

#### **EPC RATING D**

#### **SERVICES**

Mains electric, mains gas, mains water, mains drainage.

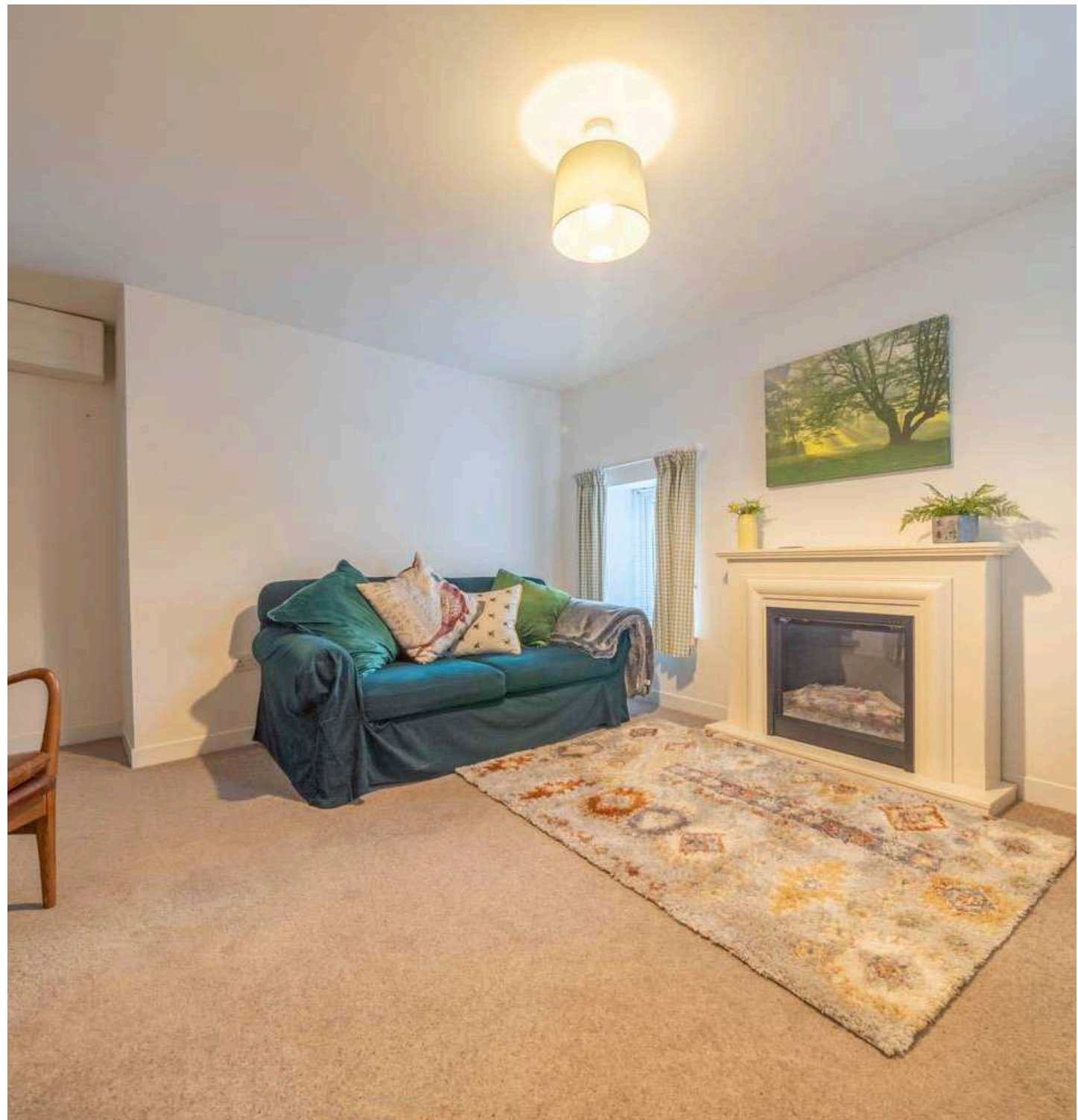
#### **COUNCIL TAX: BAND C**

#### **TENURE: FREEHOLD**

#### **DIRECTIONS**

From the Crooklands roundabout head south signposted Burton in Kendal for approximately one mile. Turn right sign posted Holme and continue into the village along North Road till the very end and take a left followed by a right and Lonsdale Cottage is on the right.

**WHAT3WORDS:** playful.aced.series





## GROUND FLOOR

### ENTRANCE HALL

8' 6" x 6' 2" (2.60m x 1.89m)

### SITTING ROOM

12' 2" x 11' 11" (3.70m x 3.62m)

### KITCHEN DINER

21' 1" x 10' 5" (6.43m x 3.18m)

### SHOWER ROOM

6' 6" x 6' 4" (1.97m x 1.94m)

## FIRST FLOOR

### LANDING

19' 2" x 4' 9" (5.83m x 1.44m)

### BEDROOM/LOUNGE

14' 4" x 13' 7" (4.36m x 4.14m)

### BEDROOM

11' 3" x 8' 9" (3.44m x 2.67m)

### BEDROOM

10' 1" x 9' 8" (3.08m x 2.95m)

### BATHROOM

9' 1" x 7' 7" (2.76m x 2.31m)

## SECOND FLOOR

### ATTIC ROOM

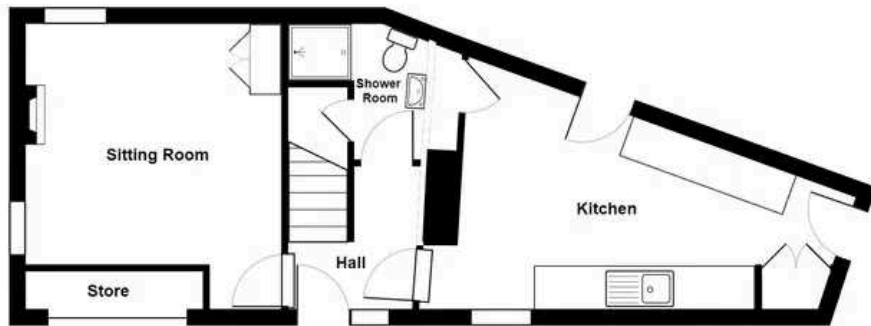
13' 11" x 13' 1" (4.23m x 4.00m)



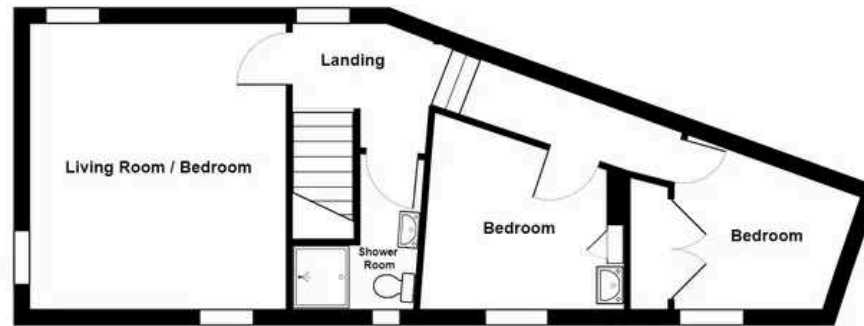




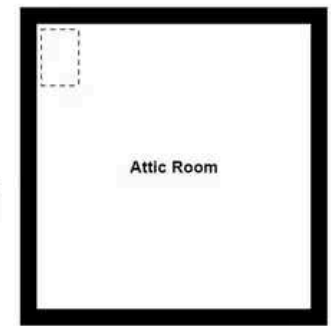




Ground Floor



First Floor



Attic

Lonsdale Cottage, Lonsdale Square, Holme

For illustrative purposes only - not to scale. The position and size of features are approximate only.  
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## THW Estate Agents

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