

DELPH COTTAGE

£425,000

Jingling Lane, Kirkby Lonsdale, LA6 2AW

Tucked away in a secluded setting within the heart of this popular Lune Valley market town, a delightfully individual attached Grade II Listed cottage.

Stylish, well-presented light and bright accommodation is set over two floors with a wonderful, sociable layout. Staircase hall open to the kitchen and living room, dining room with doors out to the garden, wet room and cellar rooms with potential to upgrade. First floor sitting room, double bedroom and shower room. Private parking for several cars and a lovely established garden to the rear and small walled courtyard to the front.

An exceptionally convenient location, within walking distance of all that Kirkby Lonsdale has to offer, perfect for those looking to downsize or use for weekend retreats and holidays.





Welcome to **DELPH COTTAGE**

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The award-winning and sought-after Cumbrian market town Kirkby Lonsdale has much on offer in terms of places to eat, meet for a coffee or glass of something stronger, independent shops, churches, a Post Office as well as a branch of Boots and a Booths supermarket. There's also a range of commercial businesses represented in the town as well as an opticians, two dentists and a large doctor's surgery.

Everything is within walking distance for Delph Cottage.

One of the **English countryside's unspoiled gems, the Lune Valley** boasts undulating rolling hills and scattered villages, it borders the Forest of Bowland National Landscape and the Dales National Park.

Together the historic market town of Kendal (13.7 miles) and the Georgian city of Lancaster (15.4 miles via the B6254) provide a **comprehensive range of commercial and recreational facilities.**

Lancaster is also home to Lancaster University, Lancaster & Morecambe College and Royal Lancaster Infirmary.

For fans of the **great outdoors**, Kirkby Lonsdale is close to the Lake District and Yorkshire Dales National Parks as well as the Forest of Bowland National Landscape. The area provides a stunningly scenic natural adventure playground for all. Likewise, Arnsdale and Silverdale National Landscape and Morecambe Bay Estuary are not too far away if you are drawn to the coast.

Getting about by car is easy, accessibility to the motorway network is excellent at J34, J35, or J36 as well as onto the A65 for travelling east.

Letting the train take the strain - there are stations on the West Coast main line at both Lancaster and Oxenholme with trains to London, Manchester (and airport), Birmingham, Glasgow and Edinburgh. Historic Camforth train station is on the Northern Line with services to Lancaster, Barrow-in-Furness and Leeds.

Jetting off - there is a choice of airports: Leeds Bradford (50.8 miles) Manchester (79.4 miles) and Liverpool (86.1 miles).

To find the property - head along the A65 towards Kirkby Lonsdale and take the second turning into the town at the Booths roundabout. Turn right onto New Road and follow the road round to the right onto Main Street. Head into the Market Square and park up. Once parked, walk along Jingling Lane, turn left onto Back Lane and then first left. Delph Cottage sits between Jingling End and Jingling Barn. There is also a front entrance off Jingling Lane.

What3words reference: ///foods.grumbles.pelted







Grade II Listed cottage in the heart of the town

Tucked away in a secluded setting, Delph Cottage is an attached stone and slate 19th Century, Grade II Listed cottage, originally the Coach House and servants' quarters for adjoining Jingling End.

Converted into a residential property in the mid 1900's this highly individual and characterful cottage offers stylish accommodation with a sociable layout set over two floors with an approximate gross internal measurement of c. 1030 sq ft (95.7 sq m) with additional space in cellars, c. 222 sq ft (20.6 sq m).

This property is perfect for those buyers who want to downsize and be within walking distance of the town's many facilities, or anyone looking to retreat to a weekend bolthole from which to enjoy the surrounding area.

This is definitely a must see, meanwhile let us take you on a tour...

Come on in through the distinctive 'Rectory Red' coloured front door and into the **staircase hall** with parquet floor and twin arch windows allowing natural light to flood in.

The 'L' shaped **kitchen** with picture window and skylight has a range of fitted base units with granite worktops and integral appliances comprising Smeg oven, combination oven/microwave, two plate halogen hob, washer/dryer, dishwasher, Liebherr drawer fridge and AEG freezer. There is also a large stainless steel sink unit as well as a smaller prep sink.

Off the kitchen is a **wet room** with picture window.

The **living room** is open to the hall and the kitchen and has a painted panelled ceiling, gas stove and a large window overlooking the garden.

The living room is open to the **dining room** with a built-in cloaks cupboard and glazed doors and windows set into the coach house opening and leading out to the garden.

From the hall, stone steps with wrought iron balustrades lead up to the first floor and down to the **cellars**. With flagged floors and a vaulted room with window, the rooms are currently used for storage but could be upgraded. The cellars have been tanked, dry lined and centrally heated.

The first floor **sitting room** is galleried to the staircase and also has a large window to the northerly elevation.

The **double bedroom** has useful built-in storage/plant room; it also houses the boiler. The wardrobes are also to be included.

Off the bedroom is a three piece **shower room**.

Outdoor space

To the front, double open wooden gates lead to a walled and flagged **courtyard**.

Private parking is to the rear with space for two/three cars - a rarity in Kirkby Lonsdale.

Also to the rear is the **garden** with a small lawn (the grassed area has been reinforced for parking), gravel seating terrace, flagged terrace and beautifully established planting creating a calm oasis.

Services and specifications

- Mains electricity, gas, water and drainage
- Gas central heating
- Gas stove in the living room
- A combination of single, double and triple glazing
- Openreach full fibre broadband connected
- The property is also fully networked for Cat5e and Coax
- Oak Kahrs Palazzo Rovere flooring in the entrance hall, living room and dining room
- Tiled floor in the kitchen, bathroom and wet room
- Plantation shutters in the living room, staircase, sitting room and bedroom windows
- Security alarm
- External water taps to front and rear
- External electrical socket to the rear





The finer details

Council Tax

Delph Cottage currently banded C for Council Tax purposes. The property is subject an improvement indicator for Council Tax. Potential purchasers are advised to verify this information for themselves.

Local and Planning Authority

Westmorland & Furness Council

W: www.westmorlandandfurness.gov.uk

Please note

- Included in the sale: all fitted carpets (but not rugs), light fittings, shutters, fitted appliances, free standing wardrobes in the bedroom, cellar tambour cupboard, all fixed planting, glass shelves (but not wood shelves in living room), wardrobe, shower room cabinets and green garden bunker
- Some furniture may be available separately
- The property is Grade II Listed - List Entry Number 1318943
- The property sits within a Conservation Area
- The first section of the drive is owned by The Old Joinery with Delph Cottage having a vehicular and pedestrian right of way across. There is a right of way in favour of the properties to the west across the gravel area to the north.
- Freehold, with small flying/underlying freeholds - please ask the agents for details

Money Laundering

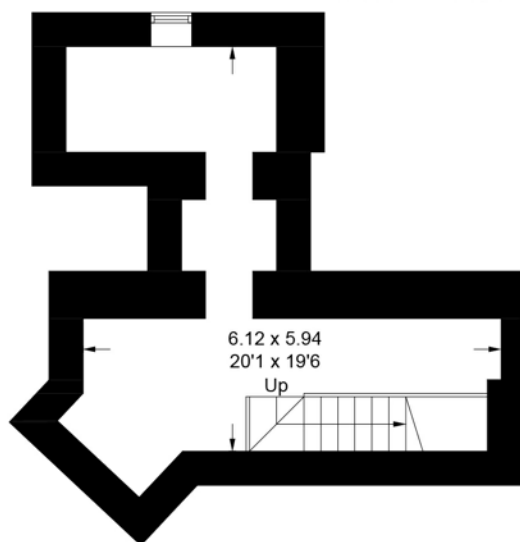
Prospective buyers should be aware that in the event that they make an offer for the property, they will be required to provide the agent with documents in relation to the Money Laundering Regulations; one being photographic ID, i.e. driving licence or passport and the other being a utility bill showing 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.

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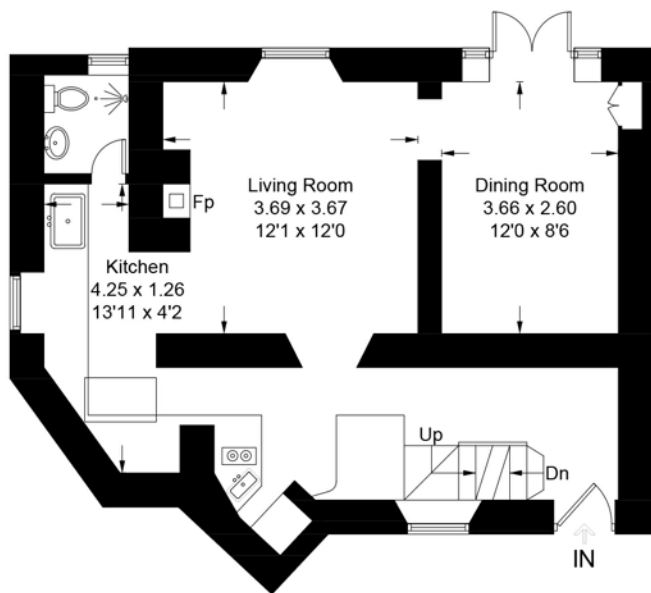
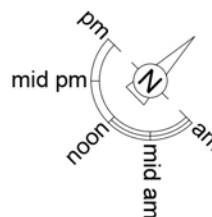
Approximate Gross Internal Area = 95.7 sq m / 1030 sq ft

Cellar = 20.6 sq m / 222 sq ft

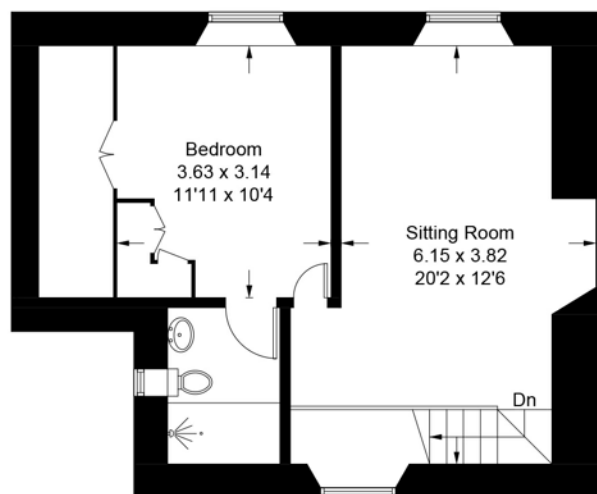
Total = 116.3 sq m / 1252 sq ft



Cellar



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1312493)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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