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Main Street

# Main Street, Kirkby Lonsdale, Carnforth

£800,000 Freehold

5 Bedroom Terraced House

## Description

Character property with a number of historical features

- Double fronted
- Original front Door
- Curved rear bay with associated curved doors and sash windows (hand-made)
- Original shutters
- Georgian Floorboards
- High ceilings, large light rooms, sash windows

Home:

- Built in 1765
- Grade II Listed, no EPC required
- Arched walls and windows are listed
- Council tax band E
- Freehold
- 5 bedrooms
- 2 reception rooms
- New kitchen with Silestone worktops, fitted dishwasher (NEFF) and 2 fitted fridges (NEFF)
- Underfloor heating in kitchen and ensuites
- Double glazed sash windows on back on the house (hand-made) and single glazed sash windows on the front of the house

Services:

- Mains water, electric, gas, and drainage



Parking at the rear of Dene House accommodates two cars easily. Approaching from this angle provides the best views of the home; its Grade-II listed curved bay window (an 1800s addition) neatly framed by the colourful garden, a central pathway drawing the eye.

Arriving home on foot, discover the pillar box red, original front door nestled on the main street, beyond the antiques shop and barber's shop.

Built in 1765, the symmetrical double front of Dene House is eye catching; a handsome home reputed to have formerly served as a doctor's surgery.

A home fully renovated by its current owners, rooms have been reincorporated, a new roof installed, alongside re-wiring, re-plumbing, and re-plastering work. Superfluous staircases have been removed and the flow of the home restored in what has essentially been a full restoration project to bring this Georgian double fronted home back to glory.

Step through to the porch, noting the striking tiling underfoot. Take off your shoes and continue through a part-glazed inner door into the entrance hall, where the same inky blue tones and crisp white ceiling décor continues.

Immediately, the elegance of the Georgian features make their presence felt in the high, airy ceilings and ornate archways. Sense the spacious, open feel instantly; ahead on the original staircase, a tall window delivers an abundance of light through. Throughout, glazed doors, internal windows and fan lights ensure a light, bright feel.

Peep through the door on the right to spy a serene snug, where light permeates through a large sash window, replete with its working original shutters, overlooking the comings and goings of Kirkby

Lonsdale. Floorboards extend underfoot, with illuminated, arched alcoves to either side of the fireplace, housing a log burner for those cosy winter evenings.

Across the way, step through into the kitchen, a refined room which extends out into the sitting room to the rear. White and deep blue tones continue from the entrance hall for a bright, modern feel.

Sense the warmth of the underfloor heating beneath the gleaming creamy-grey tiles, and feel the cheerful brightness of the room, as light from the spotlights and feature pendants reflects off the Silestone worktops. Brand new, integrated appliances in this handsome kitchen include a Neff fitted dishwasher, two Neff fridges with a SMEG Range cooker currently housed within an inglenook, with extractor fan seamlessly integrated above.

Peep through to the brand-new pantry, where an abundance of fitted full-height units provide plenty of storage. Light pours in through a large Velux. From here there is access to a downstairs WC with wash basin. Tucked off from here is also a private study, ideal for those working from home. Cat5 cabling is enabled throughout the home with a separate Wifi booster on the top floor, ensuring excellent connectivity in all rooms.

Returning to the kitchen, flow through to the open-plan sitting room, where original Georgian floorboards are evident through their unusually large breadth and length. At the far end, by the curved doors, some original flooring has been so carefully matched and replaced using wood sourced from church pews, the join is almost impossible to perceive.

A warm room replete with log-burning stove inset within a marble surround, the unique curve of the walls and fitted cabinets makes for a truly showstopping space, ideal for entertaining. Soak up the

stunning garden views from this remarkable room.

Back in the entrance hall, peep down to the cellar, a dry, good-size space ideal for storage and also housing the hot water tank.

Tucked off the entrance hall on the right, beneath a deep archway with attractive fanlight above is the handy utility room, brimming with storage. Containing a separate stainless-steel sink and plumbing for a washer-dryer, this room is fully tiled underfoot and offers direct access out to the garden.

Make your way upstairs, pausing to admire the impressive window on the half landing, fitted with original working shutters and capturing views out over the garden.

On the first-floor landing, turn left and seek refreshment in the family bathroom. Wooden flooring extends underfoot with a large, claw foot, roll top bath with showerhead attachment, separate shower with rainfall head and wash basin alongside a WC. Furnished with Burlington fixtures, this bathroom oozes style. Light streams in through a large sash window.

Turning left, arrive at a good-size bedroom where apple white walls meet with neutral carpet. Dusky pink drapes frame a shuttered window overlooking the street below.

Next, arrive at a large bedroom, where treacle toned original beams are exposed in the high ceiling above. Dressed in blush pink, two large sash windows with original shutters look out over the comings and goings of Kirkby Lonsdale.

Turning left out of this bedroom, make your way through to the principal bedroom, where the curves of Dene House wrap around you embracingly. Exposed beams above and fitted storage within

the curve add interest, with views through the curved sash window looking privately out to the garden beyond.

Warmed by underfloor heating, peep through to the ensuite, fully tiled to the walls and floor and featuring a large shower with drench head, wash basin with LED mirror, and WC.

Finally, ascend to the uppermost level, where another tall window on the half landing delivers daylight through. Currently serving as a gym, the landing leads to a fourth bedroom, nestled beneath the exposed timbers of the vaulted ceiling. Dormer windows draw in the light and frame views out over the stone buildings of the market town. Fitted storage can be found within the exposed stone wall and plastered wall beneath a large Velux.

To the other side of the landing/gym is a fifth bedroom set beneath the sloping roofline of the home. Light and bright, each of the five double bedrooms encapsulates its own unique character, offering flexibility and versatility. Both bedrooms on the upper floor are served by their own fully tiled bathroom with shower, wash basin with vanity unit, WC and heated towel rail.

Outside, the garden is Dene House's crowning glory. Landscaped and modified by the current owners, drainage has been improved and new seating areas installed.

An unexpected delight in the centre of the hustle and bustle, a gate to the rear of the garden provides direct access from the parking area; a paved pathway intersecting the lush lawn, where mature trees provide pockets of shelter and shade on sunny days.

Pleasingly private and surprisingly spacious for a garden in the centre of Kirkby Lonsdale, multiple levels offer different 'rooms' and sightlines to experience and enjoy.

Rest and recline on the large patio outside the kitchen, or on the higher-level patio, accessed up steps. Established planting is a pleasure to behold throughout the seasons. Soak up the sunshine throughout the afternoon and on into the evening in this sunny, south-facing garden.

Sneak a peek into the stone outbuilding, powered and plumbed with a sink served by hot and cold running water. Lighting controls for the garden are housed in the stone outbuilding, featuring automatic timers and movement sensors for added security.

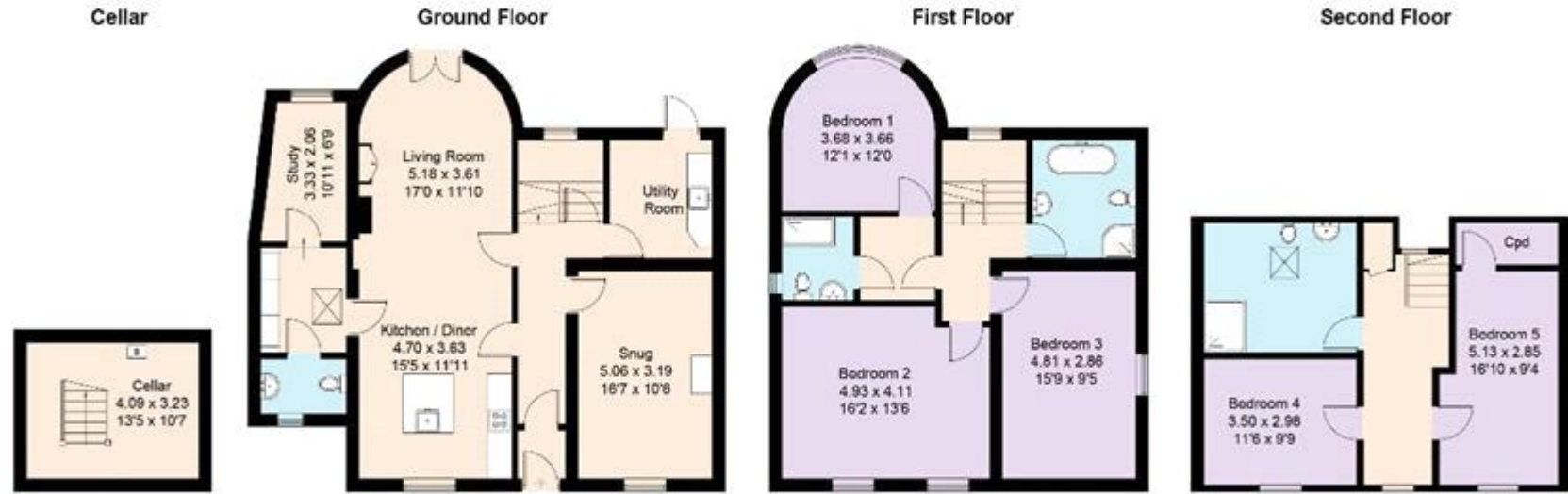
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Tenure: Freehold

## **Tenure**

Freehold

# Dene House



Approximate Gross Internal Area  
 Cellar = 13.3 sq m / 143 sq ft  
 Ground Floor = 91.3 sq m / 983 sq ft  
 First Floor = 74.1 sq m / 798 sq ft  
 Second Floor = 51 sq m / 549 sq ft  
 Total = 229.7 sq m / 2473 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2022 (ID858891)





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