

## Kirkby Lonsdale

£475,000

3 Harling Bank, Kirkby Lonsdale, Carnforth, LA6 2DJ

Situated in a highly sought-after residential area just a five-minute walk from the heart of the picturesque market town of Kirkby Lonsdale, 3 Harling Bank is an beautiful presented three-bedroom semi-detached home offering spacious, light-filled accommodation, high-quality fitted furniture throughout, and breathtaking views across the surrounding fells.

### Quick Overview

- Three bedroomed semi detached home
- Bright spacious accommodation
- Walking distance to town centre
- Two reception rooms
- Ideal family home
- No onward chain!
- Mature rear garden
- Easy access to Yorkshire Dales
- Off road parking and detached garage
- Ultrafast Broadband Available\*



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Ultra fast  
broadband



Off Road parking

Property Reference: KL3743



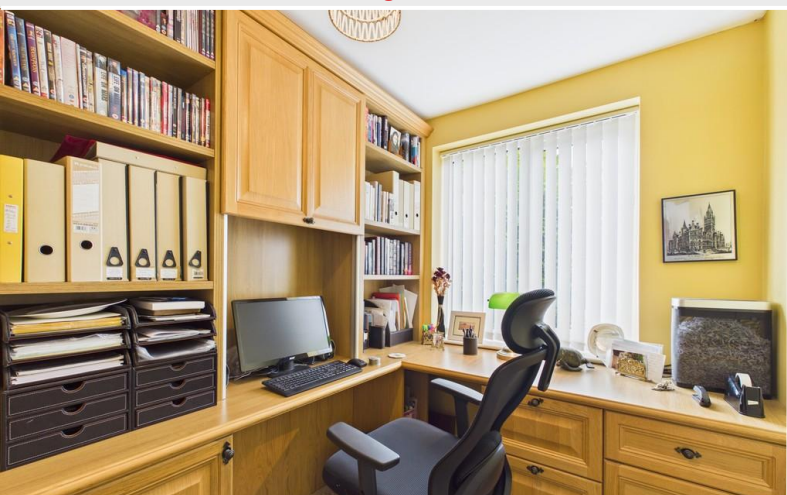
Hallway



Living Room



Dining Room



Office

Situated in a highly sought-after residential area just a five-minute walk from the heart of the picturesque market town of Kirkby Lonsdale, 3 Harling Bank is an beautiful presented three-bedroom semi-detached home offering spacious, light-filled accommodation, high-quality fitted furniture throughout, and breathtaking views across the surrounding fells.

From the moment you arrive, the property makes an excellent first impression. Its attractive frontage is complemented by a private double driveway, a garage, and a maintained patio area with space for outdoor seating and planting, creating an inviting entrance that reflects the care and attention given to the home.

The entrance porch is bright and welcoming, featuring stylish tiled flooring and windows that surround the space, allowing natural light in while the frosted front door provides privacy. Stepping into the spacious hallway, you are greeted by an elegant feature carpet, decorative coved ceilings, and bespoke fitted storage cupboards, offering practical space for coats, shoes, and everyday family essentials.

To the front of the property is a thoughtfully designed home office, fitted with bespoke L-shaped cabinetry extending to the ceiling and an integrated desk, creating an ideal workspace with an abundance of storage. Adjoining the office is a versatile room with a tiled floor that lends itself perfectly to a games room, hobby room, gym, or additional storage, offering flexibility to suit a variety of lifestyles.

The formal dining room enjoys a beautiful curved front-facing bay window that fills the room with natural light while enhancing the sense of space. A feature chimney breast and decorative coving add warmth and character, creating a wonderful setting for both family meals and entertaining guests.

Undoubtedly one of the standout features of the home is the impressive living room. The rear wall is predominantly glazed, with large picture windows and a sliding patio door that frame uninterrupted views of the beautifully landscaped garden and the rolling fells beyond. This abundance of glass floods the room with natural light and creates a seamless connection between the indoor and outdoor spaces. A traditional fireplace with an attractive tiled surround and an elegant arched wooden mantel provides a charming focal point, offering warmth during the colder months.

The ground floor also benefits from a conveniently positioned cloakroom with stylish tiled flooring, full-height gloss wall tiling, and useful under-stairs storage attached.

The bespoke Atlantis kitchen has been carefully designed to combine style with practicality. Quality fitted cabinetry extends to the ceiling, providing exceptional storage, while Bosch integrated appliances include a fitted oven and warming drawer. Complemented by generous worktop space, a stainless-steel sink, an integrated fridge freezer, and a useful serving hatch connecting to the utility room, the kitchen is perfectly suited to modern family life. An adjoining breakfast area provides a relaxed space for informal dining, comfortably accommodating a four-seat table.

Beyond the kitchen, the utility room offers further storage together



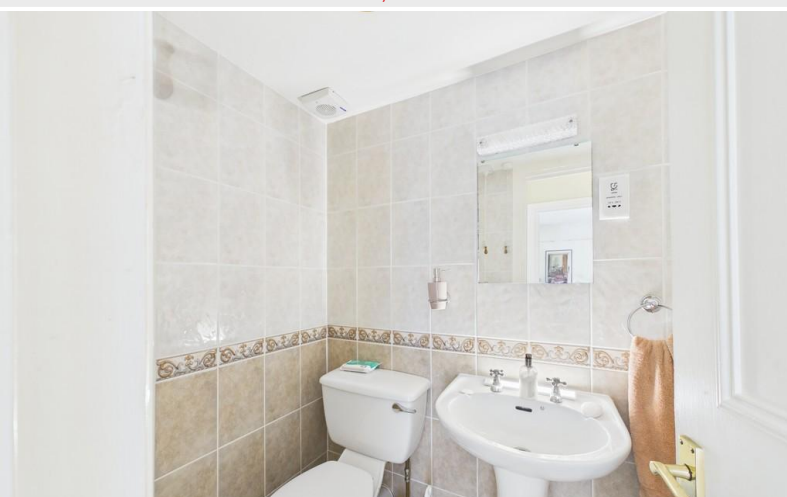
Kitchen



Kitchen



Utility Room



Downstairs WC



Landing



Bedroom 1

with dedicated space for laundry appliances, helping to keep the main living areas organised and uncluttered.

A beautifully crafted solid wood staircase leads to a bright, sun-filled first-floor landing. The family bathroom is fitted with both a Mira shower and a separate bath, together with tiled flooring, an airing cupboard, a boiler cupboard, and rear-facing windows that allow natural light to brighten the room.

The main bedroom enjoys a peaceful position overlooking the rear garden, where spectacular views across the fells provide a stunning backdrop throughout the seasons. This spacious double room benefits from fitted wardrobes, matching bedside cabinets, and a fitted headboard, creating a stylish and relaxing retreat. The second bedroom is another generous double, also featuring high-quality fitted furniture and excellent storage, while the third bedroom provides a comfortable single room, ideal as a child's bedroom, guest room, or additional home office.

The private rear garden is a highlight of the property. Thoughtfully planted with a variety of mature shrubs, flowers, and greenery, it attracts an abundance of birds and wildlife while providing a peaceful setting in which to relax and unwind. The uninterrupted views across the surrounding fells create a wonderful sense of tranquillity, making this an exceptional outdoor space to enjoy throughout the year.

Combining generous living accommodation, bespoke fitted furniture, outstanding natural light, exceptional storage, and a truly enviable location just moments from Kirkby Lonsdale's vibrant town centre, 3 Harling Bank is a beautifully maintained family home that perfectly balances modern comfort with the charm and beauty of its countryside setting.

#### Accommodation with approximate dimensions:

**Entry Room** 7' 8" x 5' 6" (2.34m x 1.68m)

**Hallway** 7' 8" x 15' 3" (2.35m x 4.66m)

**Office** 6' 6" x 10' 0" (2.0m x 3.07m)

**Back Room** 6' 9" x 10' 5" (2.07m x 3.18m)

**Dining Room** 12' 5" x 11' 9" (3.81m x 3.60m)

**Living Room** 12' 4" x 14' 3" (3.77m x 4.35m)

**Kitchen** 7' 9" x 7' 7" (2.37m x 2.32m)

**Extended Kitchen** 6' 11" x 14' 4" (2.11m x 4.38m)

**Utility Room** 7' 8" x 5' 6" (2.34m x 1.68m)

**Landing** 5' 0" x 7' 1" (1.53m x 2.18m)

**Bathroom** 7' 9" x 8' 4" (2.38m x 2.55m)

**Rear Bedroom** 12' 4" x 11' 9" (3.77m x 3.59m)

**Front Bedroom** 10' 5" x 11' 9" (3.20m x 3.60m)

**Third Bedroom** 7' 10" x 7' 10" (2.39m x 2.39m)

#### Property Information

**Parking:** Off road parking for two vehicles with detached garage

**Tenure:** Freehold

**Services:** Mains gas, mains electricity, mains water &



Bedroom 2



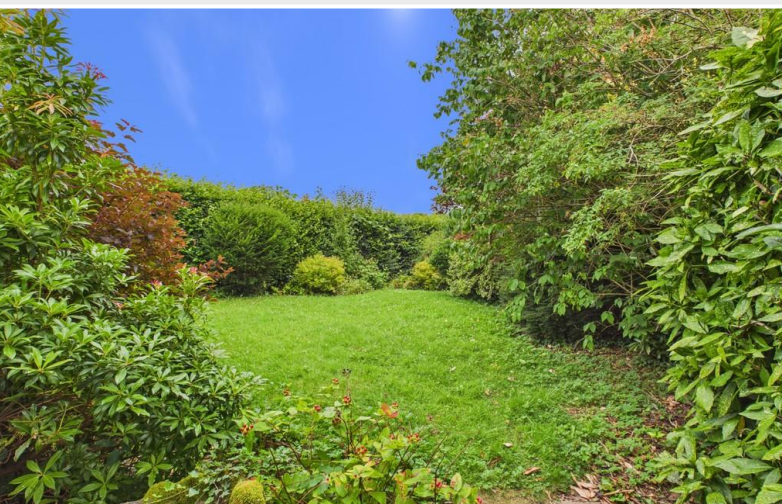
Bathroom



Bedroom 3



Garden



Garden

Mains drainage

**Council Tax:** Westmorland and Furness Council Tax Band: D

**Energy Performance Certificate:** The full Energy Performance Certificate is available on our website and also at any of our offices.

**Viewings:** Strictly by appointment with Hackney & Leigh.

**Whats3Words & Directions:**

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A thought from the owners...

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