



Kirkby Lonsdale

£430,000

The Mustard Pot, 1 Salt Pie Lane, Kirkby Lonsdale, Carnforth, LA6 2BH

The Mustard Pot is a charming traditional mid-terraced property, beautifully blending period character with a modern, high-quality finish. Its appealing exterior immediately draws the eye, while its central location makes it ideally placed for enjoying everything Kirkby Lonsdale has to offer.

Quick Overview

- Successful Holiday Let
- Traditional Cottage appeal
- Historic Setting
- Central Town position
- Scenic Surroundings
- Beautifully Presented Accommodation
- Chain Free
- Ultrafast Broadband



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Ultrafast
Broadband



On road/permit
parking

Property Reference: KL3760



Hallway



Kitchen

Entering the property, you are welcomed into a spacious, open hallway which creates a homely first impression.

The hallway leads through to the open plan living and dining area, which forms the heart of the home. A striking log burner takes centre stage, featuring a slate surround and a substantial stone beam above, adding warmth, colour and character to the room. The rustic exposed stonework to the rear wall is a wonderful reminder of the property's heritage and adds further character.

A distinctive barn-style sliding door leads into the ultra-modern kitchen, creating a fantastic contrast between traditional and contemporary design. The kitchen features attractive stone-effect flooring and complementary-toned cabinetry, creating a luxurious and cohesive space. It is well equipped with an induction hob, oven and a large Belfast sink positioned directly in front of the window, allowing plenty of natural light into the room. Marble-effect worktops complete the sleek and sophisticated finish.

Exposed stone walls continue as you make your way upstairs, maintaining the property's traditional character. This continues onto the landing, where impressive exposed wooden beams run across the ceiling. The landing offers additional versatility, with potential for a quiet seating or reading area.

The bathroom is a superb example of modern design combined with original period features. Exposed stonework and wooden beams continue along the exterior wall, while a generous walk-in shower creates a striking contemporary centrepiece. Gold-toned fittings complement the dark marble-effect tiling, creating a luxurious finish. The room is completed by a WC, wash basin and mirrored storage cupboards.

The principal bedroom continues the property's blend of traditional and modern features. Wooden flooring and exposed beams run throughout the room, creating a warm and cosy atmosphere, while the generous proportions provide ample space for bedroom furniture and storage.

The second bedroom has plenty of rustic character, with an exposed stone wall adding texture and individuality to the room. This is a comfortable double bedroom and also benefits from a useful storage cupboard, providing valuable additional space.

Continuing to the upper level, an additional flight of stairs leads to the converted loft space. This versatile area offers a wealth of possibilities and could be used as an additional reception room, home office, hobby space or potentially as a further bedroom, subject to any necessary permissions.

Directly opposite The Mustard Pot there is an outbuilding, offering additional space for tools, equipment, and other items such as pedal cycles. There is also a lockable screened bin store.

The Mustard Pot is a truly distinctive home that successfully combines traditional character with contemporary finishes. From its exposed stone walls, wooden beams and feature fireplace to its stylish modern kitchen and luxurious bathroom, the property offers a unique and appealing living space in an extremely desirable central location.



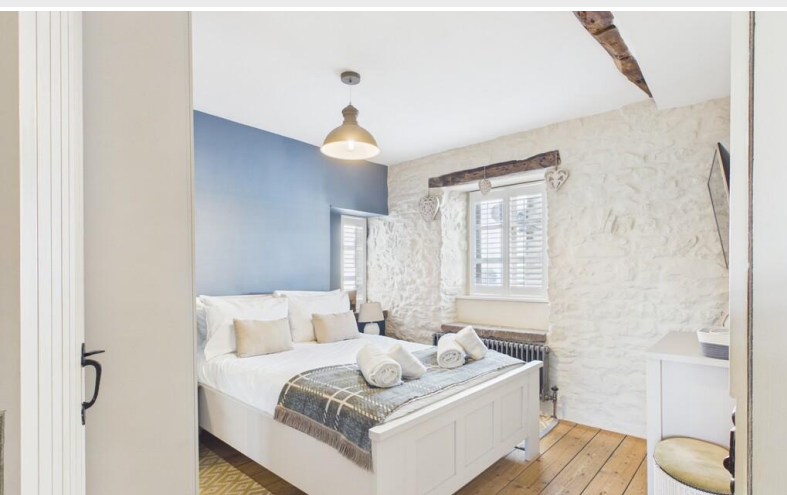
Kitchen



Bathroom



Bathroom



Bedroom Two



Bedroom One



Landing

This property is an established and successful holiday rental, with an excellent track record of bookings and 5 star guest reviews.

The Mustard Pot enjoys a truly special setting on historic Salt Pie Lane, in the heart of Kirkby Lonsdale. Local history tells how, in the early 1900s, an enterprising lady living on the lane made and sold hot, salted mutton pies to traders at the adjoining cattle market, giving the lane the name it bears today.

Hallway 6' 9" x 4' 6" (2.07m x 1.38m)

Living/Dining Area 18' 11" x 12' 1" (5.79m x 3.70m)

Kitchen 10' 2" x 8' 0" (3.10m x 2.44m)

Landing 9' 6" x 7' 1" (2.91m x 2.18m)

Landing 9' 6" x 7' 1" (2.91m x 2.18m)

Bathroom 7' 4" x 5' 4" (2.25m x 1.65m)

Bedroom One 14' 9" x 9' 9" (4.51m x 2.98m)

Bedroom Two 11' 2" x 10' 5" (3.41m x 3.18m)

Loft Space One 15' 4" x 11' 7" (4.68m x 3.54m)

Loft Space Two 11' 2" x 10' 5" (3.41m x 3.18m)

Property Information

Parking: Parking is available nearby, either on-street or in the town's council car parks. Parking permits are available to purchase from the council for long term use.

Tenure: Freehold

Services: Mains water, electricity and drainage. Gas central heating

Council Tax: Westmorland and Furness Council Tax Band - D

Viewings Strictly by appointment with Hackney & Leigh.

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Dining/Living Area



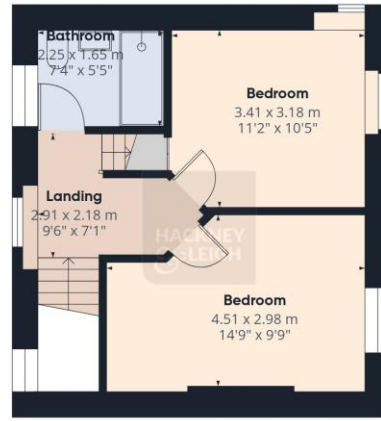


Living Room

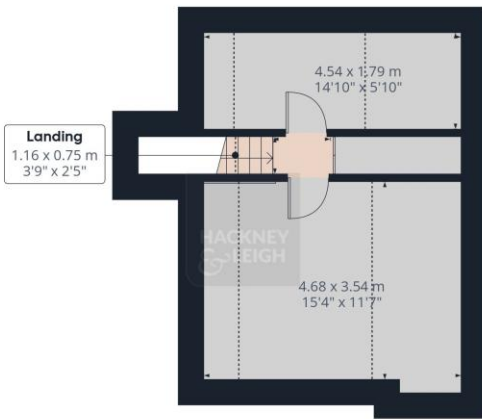
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Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

96.7 m²
1042 ft²

Reduced headroom

11.8 m²
127 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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"Double Click Text To Insert Floor Plan"

A thought from the owners...

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