



**FISHER  
WRATHALL**  
COMMERCIAL



## **The Old School House , Kirkby Lonsdale, LA6 2PH Offers In The Region Of £350,000**

FOR SALE - Former School House adjoining St John's Church situated in a delightful rural location on the edge of Hutton Roof close to Kirkby Lonsdale.

The premises offer excellent potential as either commercial or residential use subject to any necessary change of use. Good parking in front. Rear garden.

Realistically priced to sell. Viewing essential to fully appreciate its potential.





## Location

A delightful rural location situated out of Hutton Roof next door to St John's Church.

Hutton Roof is a village located in South Cumbria, just off the A65 between junction 36 of the M6 and Kirkby Lonsdale.

## Description

A traditional detached property, extended with excellent parking to the front and elevated rear garden to the rear.

## Accommodation

### Ground Floor

#### Entrance Hall

#### Main Living Room

27'2" x 15'6" (8.284 x 4.745)  
Tall front windows.

#### Kitchen

12'10" x 10'10" (3.923 x 3.327)  
With pantry and store off.

#### Study

8'5" x 7'3" (2.567 x 2.222)

#### Showerroom/w.c.

#### Rear Room

17'5" x 15'5" (5.329 x 4.702)

#### Various Cloakroom/w.c.

#### Various Showers

#### Side Room

17'10" x 10'1" (5.447 x 3.098)

### First Floor

#### Bedroom

18'2" x 10'7" plus deep recess 8'2" x 3'2" (5.562 x 3.236 plus deep recess 2.498 x 0.972)

#### Bedroom

12'0" x 10'1" (3.664 x 3.097)  
Leads through to another Bedroom, overall through depth 5.567m (18'3") including the next bedroom.

## Bedroom

12'0" x 7'9" (3.661 x 2.376)  
Only accessed by the previous bedroom.

## Tenure

## Services

The property benefits from Upvc double glazing. Mains electric and water connected. Septic tank drainage.

## Viewing Arrangements

Strictly by appointment with Fisher Wrathall Commercial, 82 Penny Street, Lancaster, LA1 1XN.  
Please call 01524 69922 to arrange or email: [info@fwcommercial.co.uk](mailto:info@fwcommercial.co.uk)



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	41	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

82 Penny Street, Lancaster, Lancashire, LA1 1XN

T. 01524 69922 | E. [info@fwcommercial.co.uk](mailto:info@fwcommercial.co.uk)

[www.fwcommercial.co.uk](http://www.fwcommercial.co.uk)