



11 The Maltings, Whittington
£350,000



11 The Maltings

Whittington

A charming Grade II listed barn conversion, full of character, set in the highly desirable village of Whittington. This attractive home offers a seamless blend of period charm and modern living, ideal as a main residence or a peaceful second home within easy reach of the vibrant market town of Kirkby Lonsdale.

Whittington itself enjoys a traditional village feel with a welcoming community, whilst Kirkby Lonsdale offers a fantastic range of independent shops, cafes, restaurants and scenic riverside walks.

The entrance hall provides a warm and inviting first impression, complete with useful under stairs storage. The kitchen is both stylish and practical, offering ample workspace and storage, with a layout well suited to everyday living. The sitting room is a bright and sociable space, enhanced by natural light and double doors opening directly onto the enclosed rear garden, creating an easy connection between indoor and outdoor living. A convenient ground floor WC completes the downstairs accommodation.

Upstairs, the master bedroom is generous in size and benefits from a private en-suite bathroom, with exposed beams adding warmth and character. The second bedroom is another comfortable double, also featuring attractive beams and plenty of natural light. The third bedroom is equally versatile, ideal as a guest room, home office or hobby space, again complemented by charming beamwork. The family bathroom serves the remaining bedrooms and is well appointed for everyday use.

Outside, the property enjoys a private enclosed garden, perfect for relaxing or dining in a peaceful setting. Private allocated parking is located to the rear, providing both convenience and practicality. There is also an outdoor storage room next to the front door, adding even more practicality to this property. Character features such as mullion windows and the original external barn door further enhance the charm and heritage of this unique home.

- Charming Grade II listed barn conversion full of character
- Set in the highly desirable village of Whittington
- Spacious bright and airy kitchen with practical layout and space for dining
- Living room with double doors opening onto the rear garden
- Three well proportioned double bedrooms offering comfort and flexibility
- Master bedroom with a private en suite shower room
- Additional family bathroom and convenient ground floor WC
- Original barn features including mullion windows, exposed beams and barn door
- Enclosed rear garden perfect for relaxing and outdoor seating
- Private allocated parking to the rear providing ease and convenience

DIRECTIONS: From Kirkby Lonsdale, follow Bentinck Drive and turn right onto Robrairie. Continue along the road towards Whittington. Once in Whittington, turn left onto Main Street and follow for a short distance until you reach The Maltings. Turn right into the development.

What3Words: ///envoy.traffic.blurts.

SERVICES

Mains electric, mains gas, mains water, mains drainage

EPC RATING C

COUNCIL TAX BAND currently **Band D**

TENURE: FREEHOLD

IDENTIFICATION CHECKS

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HALLWAY

13' 9" x 6' 3" (4.19m x 1.90m)

KITCHEN / DINING AREA

7' 1" x 17' 5" (2.17m x 5.31m)

LIVING ROOM

16' 10" x 16' 1" (5.13m x 4.91m)

WC

7' 4" x 3' 3" (2.23m x 1.00m)



BEDROOM

17' 2" x 7' 5" (5.24m x 2.26m)

SHOWER ROOM

9' 9" x 5' 1" (2.98m x 1.54m)

BEDROOM

11' 0" x 10' 6" (3.35m x 3.20m)

BEDROOM

17' 1" x 9' 8" (5.21m x 2.95m)

BATHROOM

7' 1" x 5' 6" (2.17m x 1.68m)

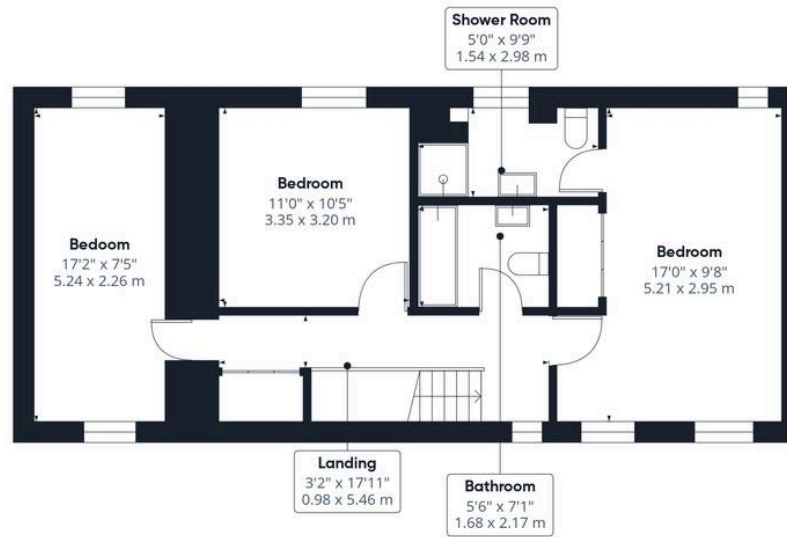








Ground Floor



Floor 1



Approximate total area⁽¹⁾

1103 ft²
102.4 m²

(1) Excluding balconies and terraces

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

GIRAFFE360

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