

40
YEARS
1982 - 2022

HACKNEY
& LEIGH



Nether Kellet

£315,000

2 Channel Head, Shaw Lane, Nether Kellet, Carnforth, Lancashire, LA6 1HA

This beautifully presented, double fronted cottage is tucked away in a quiet part of the ever popular village of Nether Kellet and it would be easy to drive past this beautiful home and never know it existed but step inside and prepared to be amazed!

With spacious, open plan diner kitchen. Cosy lounge with open coal fire and three good-sized bedrooms with four piece bathroom. To the rear, a very large garden can be found with an orchard, veg plot and plenty of space for children to run and play. With parking for two cars, a 5 minute walk to the local primary school and the M6 Motorway 5 minutes away.

Quick Overview

Double Fronted Stone Built Cottage

Packed with Character and Charm

Two Double Bedrooms and a Further Single Room

Cosy, Yet Spacious Living Spaces

Two Reception Rooms

Large Rear Garden

Parking For 2 Cars

No Chain

Popular Village Location

Ultrafast Broadband 1000mps Available *



3



1



2



C



Ultrafast
Broadband



Off Road
Parking

Property Reference: C2228



Kitchen



Open Plan Dining Kitchen



Living Room



First Floor Landing

Property Overview Step into 2 Channel Head and you are welcomed with a large bright entrance hallway with ample space to take off those muddy boots after spending the day in the garden and access to the downstairs rooms. To the left you will find the large open plan dining room and kitchen with space for a large dining table and chairs, perfect for entertaining. Fitted with a feature inglenook fireplace with log burning stove and stone hearth.

The kitchen is equipped with integrated appliances including a Rangemaster gas cooker with matching Rangemaster extractor hood and integrated dishwasher with space for a fridge freezer. Fitted with a range of wall and base units with complimentary work surfaces and ceramic sink and drainer.

To the right of the entrance hallway you will find the cosy living room fitted with a feature open coal fireplace with cast iron surround and tiled hearth. You will also find the utility room to the bottom right of the entrance hallway fitted with a range of wall units and freestanding base units with stainless steel worktop. Plumbing for washing machine, space for dryer and wall mounted Vaillant boiler.

Upstairs you will find two double bedrooms with bedroom one being the larger of the two, a third single room and the house bathroom. The house bathroom is fitted with a four piece suite including a roll top freestanding bath, corner shower cubicle, pedestal hand wash basin and W/C.

Outside To the front of the property there is off road parking for two vehicles. There is also right of way foot access for the farm. To the rear the property is a concrete patio area with steps leading to the a raised laid to lawn garden. With two outhouses, planted borders with mature shrubs and hedges. Steps lead up to a larger, laid to lawn garden with mature shrubs, hedges and planted flower beds. There are also several large garden sheds, greenhouses, log stores, a veg patch and fruit trees. A very large garden, perfect for entertaining, keen gardeners or a growing family. There is also a right of way access to the rear of the property, with a gate pathway leading out onto the road. This is only for the use of No 2 and 3.

Location From the Hackney & Leigh Carnforth Office, turn



Living Room



Open Plan Dining Kitchen



Bedroom One



Bedroom Two



Bedroom Three



Bathroom

right and proceed north on Market Street. Go straight over at the traffic lights and follow that road out of Carnforth. Pass the High School on your left and take the right hand turning onto Back Lane (signposted to Nether Kellet). Proceed along the road for just over a mile until you come to a T Junction. Turn right onto Main Road and take the second left, onto Halton Road. Follow the road to the end and turn left onto Shaw Lane. Follow the road for a short while until you reach the narrow road. Before entering the narrow road, the property is situated on the right hand side.

What3Words ///fear.crank.spillage

Accommodation (With approximate dimensions)

Dining Room 13' 11" x 13' 5" (4.24m x 4.09m)

Kitchen 13' 4" x 5' 5" (4.06m x 1.65m)

Living Room 13' 11" x 10' 0" (4.24m x 3.05m)

Utility Room 10' 0" x 5' 8" (3.05m x 1.73m)

Bedroom One 13' 5" x 12' 5" (4.09m x 3.78m)

Bedroom Two 12' 4" x 10' 2" (3.76m x 3.10m)

Bedroom Three 10' 1" x 8' 2" (3.07m x 2.49m)

Property Information

Services Mains electric, mains gas, mains water and mains drainage.

Council Tax Lancaster City Council - Band C.

Tenure Freehold.

Viewings Strictly by appointment with Hackney & Leigh Carnforth Office.

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



Bedroom One



Bedroom Two



Rear Garden



Rear Garden

Request a Viewing Online or Call 01524 737727

Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team
Call **01524 737727** or request online.



Need help with **conveyancing**? Call us on: 01539 792032



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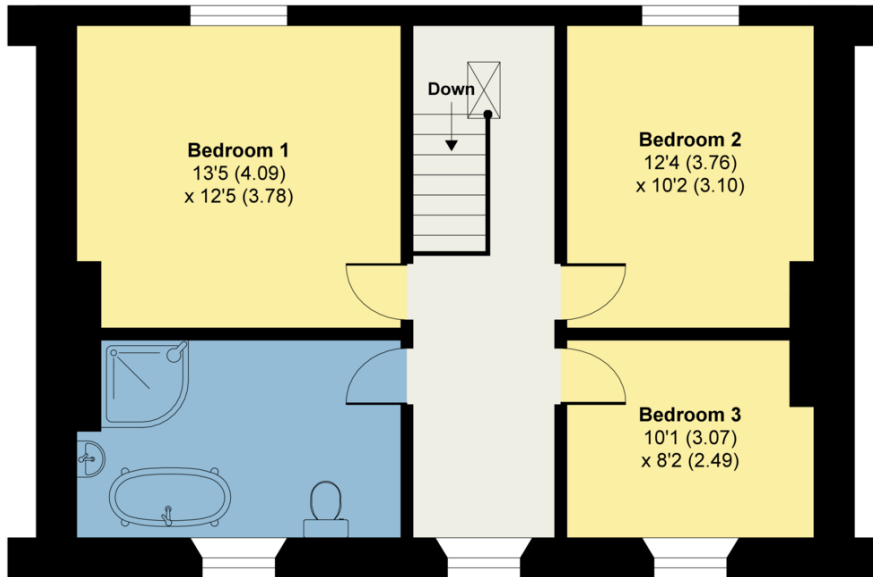
Channel Head, Shaw Lane, Nether Kellet, LA6

Approximate Area = 1258 sq ft / 116.9 sq m

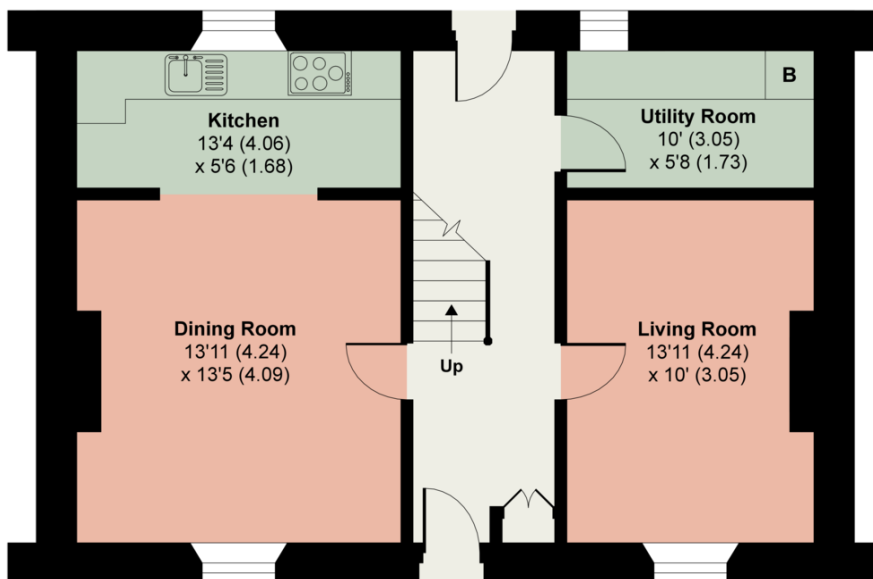
Outhouses = 46 sq ft / 4.2 sq m

Total = 1304 sq ft / 121.1 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Hackney & Leigh. REF: 892861

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