



## Over Kellet

The Homestead, Over Kellet, Carnforth, LA6 1BX

We are thrilled to present you with a magnificent period former Homestead. It was once part of the Hallgarth Estate which was divided into private lots in 1924. This charming property is situated in the idyllic village of Over Kellet and boasts an abundance of original features, character and history.

This exceptional family home comprises of the larger part of the house with three spacious bedrooms and well proportioned living spaces. Included is a two-storey barn, an out house in the rear yard with generous gardens front and back further extending into a private walled orchard.

This is an excellent opportunity for those seeking opportunity to create their forever home in one of the oldest and most desirable houses in the village and begin country living.

Offers invited **£470,000**

### Quick Overview

- Period Three Bed Former Farm House
- Filled with Character and Charm
- Located in Popular Village
- Well Proportioned Living Spaces
- Two Outbuildings
- Generous Gardens and Orchard
- Off Road Parking
- Convenient for M6 and Transport Links
- No Onward Chain
- Superfast Broadband 80Mb Available\*



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Superfast  
Broadband\*



Off Road Parking

Property Reference: C2265





Entrance Hallway



Living Room



Sun Room



Wet Room

**Location** Over Kellet is a picturesque village which boasts stunning scenery and is surrounded by beautiful countryside, making it an ideal location for those seeking a peaceful and tranquil lifestyle. The village has a rich history, with many historical buildings and landmarks, including St. Cuthbert's Church, which dates back to the 12th century.

Over Kellet is perfectly positioned to access the Lake District and has excellent transport links, with the M6 motorway and the West Coast Main Line railway just a short distance away. The village also has a highly regarded primary school, a village hall, a pub with the town of Carnforth only a 5 min drive away with a wide variety of shops.

For those who love the great outdoors, Over Kellet is the perfect location, with plenty of opportunities for hiking, cycling, and horse riding. The village is also just a short drive away from the stunning Lake District National Park and Morecambe Bay, providing endless opportunities for adventure and exploration.

Overall, Over Kellet is a charming and welcoming village, offering a peaceful and idyllic lifestyle, perfect for those seeking a slower pace of life while still having easy access to all the amenities and attractions of the surrounding area. Over Kellet is in the catchment area for the well-regarded Queen Elizabeth School in Kirkby Lonsdale, also ideally located for access to the City of Lancaster which boasts both Boys' & Girls' Grammar Schools, two universities and a large hospital amongst an excellent selection of vibrant cultural and historic places of interest and a well-established high street.

**Property Overview** The entrance to Homestead gives you a sense of the period features you will find within, entering through the front doorway under the stone mullion surround you are welcomed into a porch which provide space to hang coats and remove muddy boots. Leading on through to the spacious inner hallway having staircase to the first floor with a useful cupboard beneath.

To the rear of the property you will find the kitchen fitted with a range of base units with complementary worksurfaces and tiled splashbacks. Stainless steel sink unit and drainer, solid fuel rayburn and tiled flooring. Leading back round to the front aspect is the spacious living room, this room is filled with character and charm including the stone mullion window with window seat and the original stone inglenook fire place with working chimney creating a beautiful focal point in the room, with stone hearth and surround. From the kitchen lead through to the rear porch with access out to courtyard. Continuing on you will find the sun room that is perfect for dining or your morning coffee.

Returning back to the inner hallway there is a spacious wet room fitted with electric shower, vanity hand wash basin and low level W.C.

To the first floor are three bedrooms with bedroom one to the front aspect. This spacious room has deep-set mullion window with window seat and cast iron open fire (currently not in use) set on a stone hearth. The bedroom has ample space for king size bed with an array of fitted wardrobes and still plenty of space for further furniture. Bedroom two is also a well proportioned room with built in period cupboards and fitted wardrobe. Bedroom three is a double room with deep set mullion window and seat to the front aspect. Also on the first floor you will find the house bathroom comprising of slipper bath and hand held shower, hand wash basin and low level W.C.





Living Room



Kitchen





Bedroom Two



Bedroom Three



Outbuildings



Ordnance Survey Map - 01091081

Homestead is a period property now in need of some updating but gives the opportunity for the lucky buyers to create a superb forever home.

**Outbuildings** To the rear of the property is a courtyard area that provides access to two outbuildings. A barn with original hayloft and the other a workshop both could be used for a multitude of purposes.

**Outside** To the front of the property is a walled cottage garden with planted borders and path leading to the front door. To the side of the property is a shared driveway which leads to private parking plus gated access round to the rear courtyard. In the rear courtyard is a narrow snicket between the barn and workshop leading through to the gardens. The first garden is mainly lawn area with planted trees and well established borders and the perfect space for children to play. Stepping through the gate at the far corner leads into the orchard with apple, pear, plum and damson trees the perfect space for those that would like to grow their own vegetables and have a slice of the Good Life.

**Parking** Parking for one car at the side of the property. Further parking could be made if the wall to the side was taken down.

**What3words** [///index.bright.amending](http://index.bright.amending)

**Directions** From the Hackney and Leigh Carnforth Office turn right and proceed north on Market Street. At the traffic lights, carry straight on onto Kellet Road (B6254) proceeding straight ahead, and leave Carnforth passing over the motorway bridge. After 1/2 mile you will enter the village of Over Kellet. Take the turning left at the village green and Homestead can be located by our For Sale sign on the right handside.

**Accommodation (with approximate dimensions)**

**Dining Kitchen** 15' 1" x 8' 1" (4.6m x 2.46m)

**Living Room** 14' 1" x 15' (4.29m x 4.57m)

**Sun Room** 5' 1" x 5' 1" (1.55m x 1.55m)

**Bedroom One** 14' 2" x 15' 2" (4.32m x 4.62m)

**Bedroom Two** 9' 1" x 11' 1" (2.77m x 3.38m)

**Bedroom Three** 12' 2" x 8' 1" (3.71m x 2.46m)

**Outbuildings**

**Workshop One** 16' 1" x 11' 6" (4.9m x 3.51m)

**Workshop Two Ground Floor** 16' 11" x 11' 2" (5.16m x 3.4m)

**Workshop Two First Floor** 16' 11" x 11' 2" (5.16m x 3.4m)

**Property Information**

**Services** Mains electricity, mains water and drainage. Mains gas could be connected.

**Tenure** Freehold. Vacant possession upon completion.

**Council Tax** Band C Lancaster City Council

**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 Carnforth Office





Bedroom One



Garden





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  
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# The Homestead, Over Kellet, Carnforth, LA6

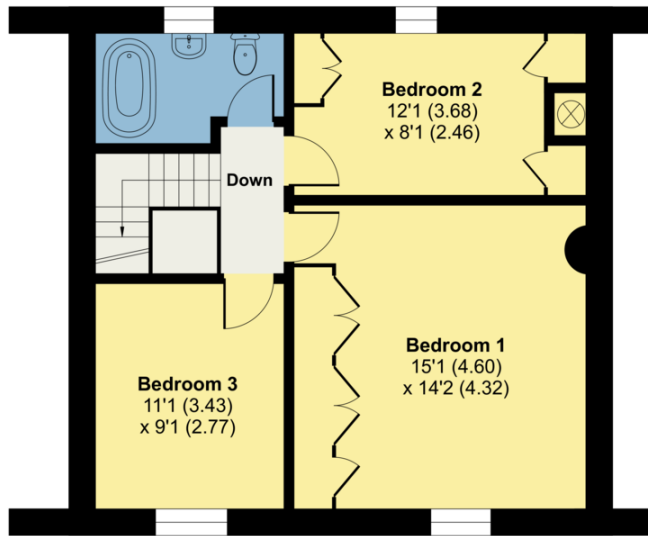


Approximate Area = 1253 sq ft / 114.7 sq m

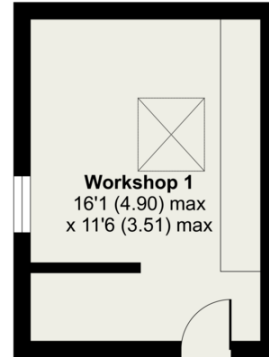
Outbuildings = 560 sq ft / 52 sq m

Total = 1813 sq ft / 166.7 sq m

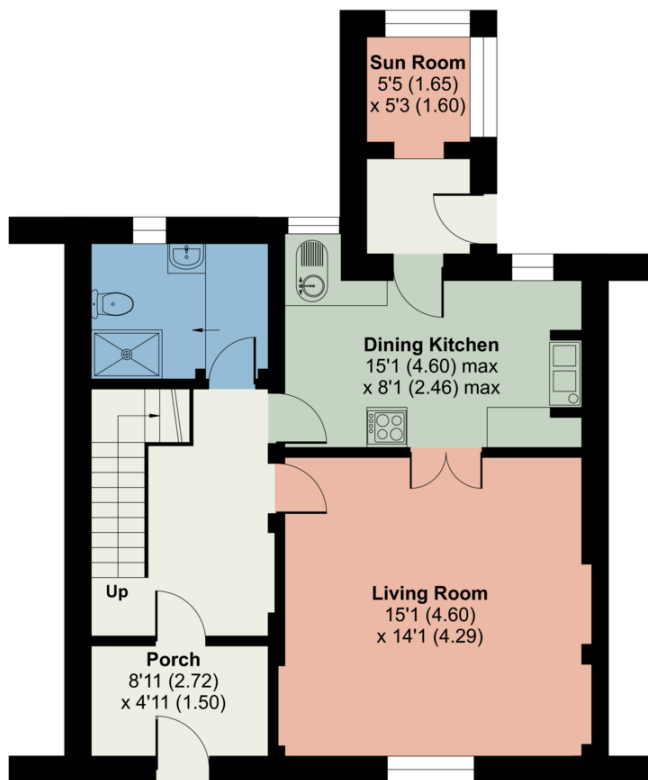
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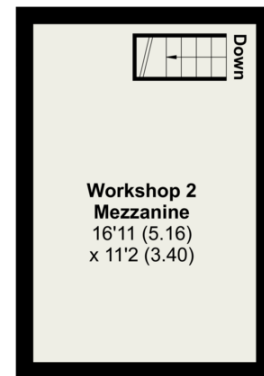
FIRST FLOOR



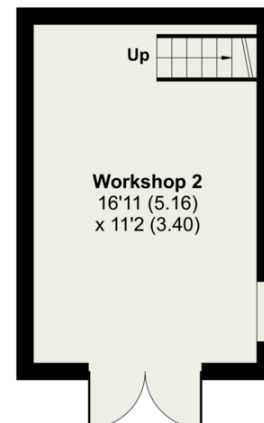
OUTBUILDING 1



GROUND FLOOR



OUTBUILDING 2  
FIRST FLOOR



OUTBUILDING 2  
GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Hackney & Leigh. REF: 954684

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