



Over Kellet

£525,000

Loft Barn, Old Hall Farm, Cockle Lane, Over Kellet, Carnforth, LA6 1DA

Discover a collection of exceptional Grade II listed and historical barn conversions in the heart of the picturesque village of Over Kellet. Nestled amidst the charming landscapes of Farleton Knott, Warton Crag, and the south Lakeland fells, this development offers a unique blend of heritage and modern luxury.

Introducing Loft Barn a executive 3 bedroom property with garage, beautifully designed to incorporate all you need in a modern family home. Will be built using traditional stone, slate and timber by skilled craftsmen. Internally will offer all the discerning buyer may need including, home offices, home offices, open plan living dining kitchens with access to private patio and garden areas. Ample bathrooms and en-suites. Contact the office today to register your interest!



3



3



2



TBC



Ultrafast
Broadband



Garage & Parking

Quick Overview

Superior development of Grade II listed and historical barn conversions

Loft Barn is a 3 Bed, 2 reception room executive property

Located in the sought after village of Over Kellet

High Specification throughout

10 Year New home warranty from AHCI Limited

Open plan living dining kitchens

Private patios and garden

En suite bathrooms

Call the office today to register your interest

B4RN Ultrafast gigabit full fiber Broadband connection right to the house

Property Reference: C2317



Illustration Of Old Hall Development



Old Hall Farm Proposed development Site Plan



Illustration of Kitchen Designs



Illustration of Kitchen Designs

Location Welcome to Over Kellet, a charming village nestled in the Lancashire countryside. Here, you'll find a harmonious blend of natural beauty and a warm community atmosphere, creating the perfect setting for your new home. Close 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 shopping.

Property Details

- Loft Barn is a 3 bedroom executive barn conversions
- Exclusive site located at the heart of Over Kellet village, adjacent to the charming village green.
- 3 Bathrooms
- All properties have wood burners
- All properties have home offices
- All properties have underfloor heating to the ground floor
- Thoughtfully designed homes with garages and gardens.
- Constructed using traditional stone, slate, and timber by skilled craftsmen.
- Modern interiors tailored to meet the needs of discerning buyers.
- Open-plan living dining Schüller™ German kitchens with access to your own private patio and garden areas.
- Well-appointed bathrooms and en-suites.

Surroundings

- Picturesque views of rolling green fields and enchanting woodlands.
- Charming stone cottages, country lanes, and well-maintained gardens define the village's timeless appeal.
- Nearby Morecambe Bay offers coastal walks and panoramic bay views.
- Easy access to the Lake District National Park for outdoor enthusiasts and nature lovers.

Convenience Connectivity

- Excellent transportation links, including proximity to the M6 motorway only 2 minutes away.
- B4RN Ultra-fast gigabit full-fibre broadband connection right to the house.
- Nearby Carnforth, a 5-minute drive away, offers railway connectivity (west-coast main line) and essential amenities.
- Well-regarded primary school within the village.
- Catchment area for Queen Elizabeth School in Kirkby Lonsdale.
- Access to the vibrant city of Lancaster with its cultural attractions, schools, universities, hospitals, and historic landmarks.

Marshaw Developments Marshaw Developments is a boutique property development company, specialising in converting, designing and building individual houses and small exclusive developments in the Lancashire, Cumbria and Yorkshire.

When buying from Marshaw Developments Limited you have our promise that your new home has passed a series of extensive inspection procedures to ensure it meets our high standards of finish. All new homes have a full 10-year structural defects warranty, for added piece of mind.

Warranty 10 Year New home warranty from AHCI Limited trading as Advantage

AHCI Limited is an Appointed Representative of Waltons Insurance Brokers Limited, who are authorised and regulated by the Financial Conduct Authority and approved by an extensive list of mortgage lenders Trusted and approved by the sector.

Embrace the opportunity: Escape the urban rush and embrace a serene countryside lifestyle in Over Kellet. Join a vibrant community, create cherished memories, and call this charming village your forever home. Explore the unique blend of heritage, modern living, and natural beauty that awaits you.

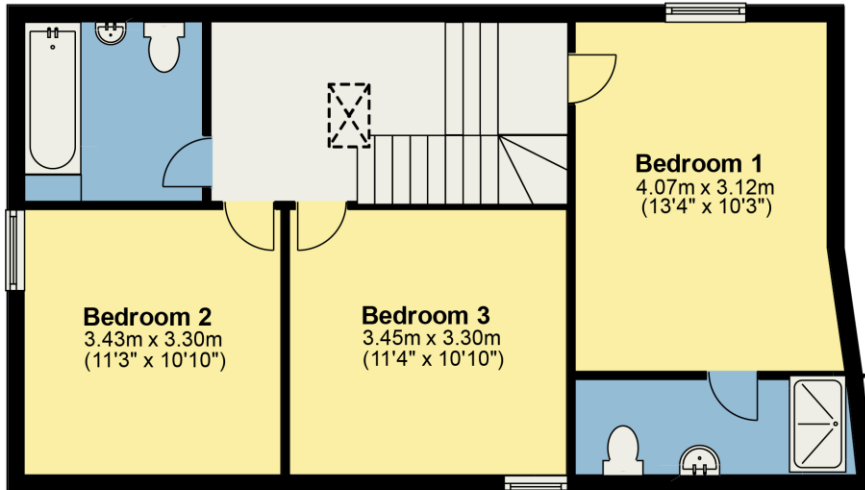
For more information and to schedule a viewing, contact our office on 01524 737727



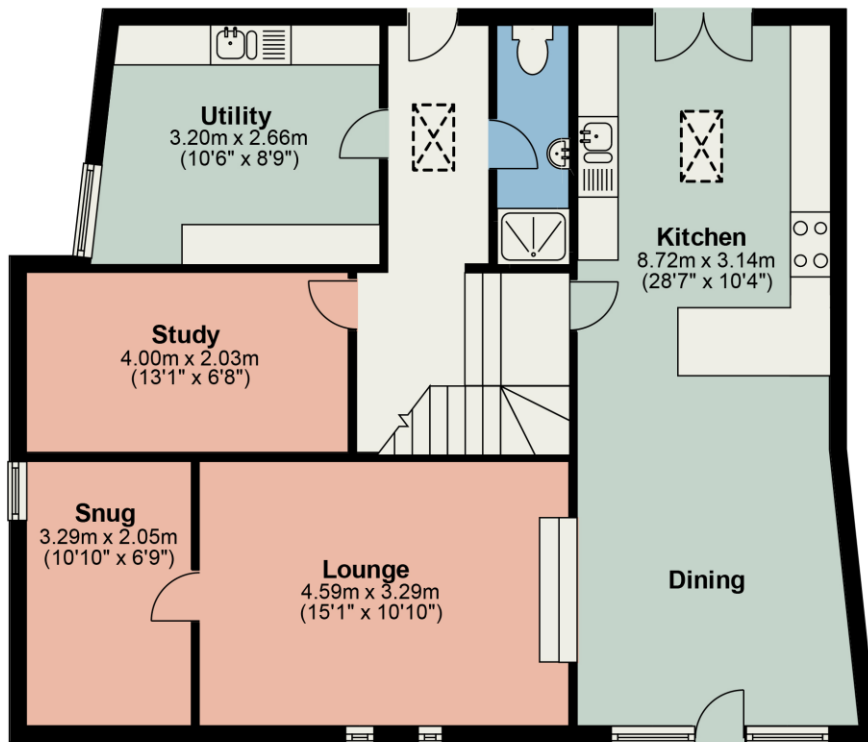
Kitchen



Loft Barn



First Floor



Ground Floor

For illustrative purposes only. Not to scale.

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