



Over Kellet

£230,000

Friendly Cottage, Over Kellet, Carnforth, Lancashire, LA6 1BT

This wonderful character cottage dating back to c.1760 enjoys a peaceful position within the popular village of Over Kellet. Offering a plethora of features from exposed stone walls to beams and latch doors throughout, this historic home is ready for a new purchaser to make their own. Located within close access to the market town of Carnforth providing a wealth of amenities from supermarkets to schools and a doctors surgery.

Enjoying two double bedrooms, bathroom, living-dining room and kitchen with separate ancillary detached garage providing additional guest accommodation, comprising a sitting room and double bedroom, over a utility, store and single parking space this home has plenty to offer for a range of buyers.

Quick Overview

- Stone Built Character Cottage
- Two Bedrooms & One Bathroom
- Additional Bedrooms & Living Area above the Garage
- Light & Bright Living Spaces
- Garage with Store & Utility Space
- On Road Parking
- Peaceful Village Location
- Close to Local Amenities
- No Onward Chain
- Ultrafast 1000* Mbps Broadband Available



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Ultrafast
Broadband



Garage

Property Reference: C2323



Entrance Hall



Living / Dining Room



Living / Dining Room



Kitchen

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, 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 Step through the door into the entrance porch, the perfect place for storing shoes and hanging coats with the family bathroom to the left, comprising a bath with shower over, vanity sink with hand wash basin, W.C. and complementary tiled walls and floor.

Follow into the living/dining room, a generous space with feature wood burner stove making it easy to imagine a cosy night in. With space for a dining table, this room makes an ideal social space for enjoying meals with family and friends. Stairs provide access to the first floor. The kitchen is located to the rear of the home and is well fitted with wall and base units and complementary work top with corner sink. Integrated appliances include an electric oven with four ring induction hob and extractor over, microwave, fridge and freezer and a dishwasher.

Ascend the stairs to the first floor landing where you will find two double bedrooms. Bedroom one enjoys a front aspect window with space for a double bed and additional furniture, as well as the added benefit of fitted cupboard with shelving for storage, also housing the boiler. Bedroom two is also a double with side aspect window and space for additional furniture to suit.

Completing the picture is the garage with handy utility space

with plumbing for a washing machine and space for a drier. The garage also offers additional accommodation above, enjoying a double bedroom and sitting room or with the potential as a home office or playroom space.

Outside A private, gated and walled patio area for outdoor seating provides the ideal space to enjoy a coffee in the morning sun or a barbeque in the evening as the sun sets over the village green. A single parking space is available in front of the garage.

Directions From the Hackney and Leigh Carnforth office turn right and proceed north on Market Street. Proceed straight ahead at the traffic lights on to Kellet Road and proceed along this road going past the turning for the M6 motorway. Follow the road for approximately 1 mile and you will reach a narrowing in the road upon entering the village of Over Kellet. Bear right just before the village shop and you will find Friendly Cottage situated on the right.

What3words ///surging.relishing.lifted

Accommodation (with approximate dimensions)

Ground Floor

Entrance Hall

Living Room/Diner 15' 7" x 14' 1" (4.75m x 4.29m)

Kitchen 8' 7" x 8' 8" (2.62m x 2.64m)

First Floor

Bedroom One 12' 7" x 12' 8" (3.84m x 3.86m)

Bedroom Two 9' 1" x 8' 8" (2.77m x 2.64m)

Garage 16' 4" x 8' 3" (4.98m x 2.51m)

Summerhouse 20' 2" x 16' 4" (6.15m x 4.98m)

Property Information

Services Mains gas, water, drainage and electricity.

Tenure Freehold. Vacant possession upon completion.

Council Tax Lancaster City Council Band B.

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



Summerhouse / Occasional Room



Summerhouse / Occasional Room



Total area: approx. 110.2 sq. metres (1186.5 sq. feet)

For illustrative purposes only. Not to scale. REF: C2323

A thought from the owners... " Friendly Cottage was a perfect holiday home for us as our family grew up. The location offers so much to do and the village was very welcoming. It has also proven to be a very good property to let out and was enjoyed by our last tenant for over 4 years. It's a very versatile and enduring property that puts a smile on your face every time you walk in!"

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