



Over Kellet

£195,000

24 Church Bank, Over Kellet, Carnforth, Lancashire, LA6 1DT

Calling all investors, first time buyers or those looking for a project and to make a wonderful family home. What an outstanding opportunity this could be.

With four bedrooms, spacious living accommodation and a good sized garden this property has plenty of scope to make it your own. Renovation and modernisation are needed throughout the property but these opportunities don't come along too often, so don't delay, enquire today.

Quick Overview

Semi Detached House

Four Bedrooms

Spacious Kitchen Diner

Front And Rear Gardens

Potential To Update And Upgrade

Excellent Commuter Links Nearby

Sought After Village Location

Close To Local Town Amenities

Village Primary School Nearby

Ultrafast 1000Mbps* Broadband Available



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Ultrafast*
Broadband



On Street
Parking

Property Reference: C2369



Entrance Hallway



Living Room



Kitchen Diner



Bedroom One

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 This four-bedroom family home is a blank canvas for you to make your own.

This property presents an exciting opportunity for those with a vision for transformation. Calling all creative minds – here's your chance to create the home you've always envisioned.

Situated in the charming village of Over Kellet, this residence, though in need of some updating holds the promise of becoming a wonderful home for the next lucky owners.

Stepping in to the hallway there is a cosy living room to the left complete with feature open fire place it is just waiting for the next owner to put their own stamp on it and make a cosy retreat to relax and unwind in.

Continue down the hallway and you'll find a generous kitchen/dining room overlooking the rear garden. Currently equipped with wall and base units and space for appliances and a dining table, this room also benefits from a convenient storage pantry. The focal point of the room is another open fireplace, adding character and charm. From here, you can access the integral outhouses, currently a store, w/c and coal room, there is also a door leading out to the rear garden.

Heading upstairs you'll discover the family bathroom which has a w/c, pedestal hand wash basin and a bath.

There are two great sized double bedrooms to the rear, the perfect space for creating a peaceful haven, The spacious double to the front overlooks the green, there is also a single bedroom to the front that could serve as a great home office, or a dressing room, depending on your needs.

Located close to the village primary school this property could make a fantastic home for a growing family. While it requires modernization, it presents an incredible opportunity to create a space that is uniquely yours. Let your imagination run wild and turn this house into your dream home. Don't miss out on this chance to bring your vision to life. Your dream home is within reach – all it needs is your creativity and individuality.

Outside Outside, you'll find a lawned garden and paving to the front, with the potential for a driveway. The rear garden is a good size, providing ample space for green-fingered enthusiasts to create their own outdoor oasis.

Parking On Street parking is available on Church Bank but there is the possibility to create a driveway (subject to the usual consents).

Directions From the Hackney & Leigh Carnforth office, turn right and proceed north on Market Street. Head straight across at the traffic lights and carry on out of Carnforth, following the road into Over Kellet. At the cross roads and village green, turn right and proceed along the road past The Eagles Head public house. The turning into Church bank is the second on your left and number 24 can be located by our For Sale Sign.

What3words ///pools.i nvoices.m anaged

Accommodation with approximate dimensions

Living Room 14' 5" x 10' 5" (4.39m x 3.18m)

Kitchen/Diner 21' 5" x 8' 11" (6.53m x 2.72m)

Bedroom One 11' 8" x 10' 5" (3.56m x 3.18m)

Bedroom Two 14' 5" x 9' 0" (4.39m x 2.74m)

Bedroom Three 14' 1" x 8' 7" (4.29m x 2.62m)

Bedroom Four 9' 5" x 7' 5" (2.87m x 2.26m)

Outhouse Store One 6' 6" x 5' 7" (1.98m x 1.7m)

Outhouse Store Two 5' 7" x 4' 8" (1.7m x 1.42m)

Property Information

Services Mains water and electricity.

Council Tax Lancaster City Council - Band C.

Tenure Freehold. Vacant possession upon completion.

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.



View from Bedroom Two



View from Bedroom One

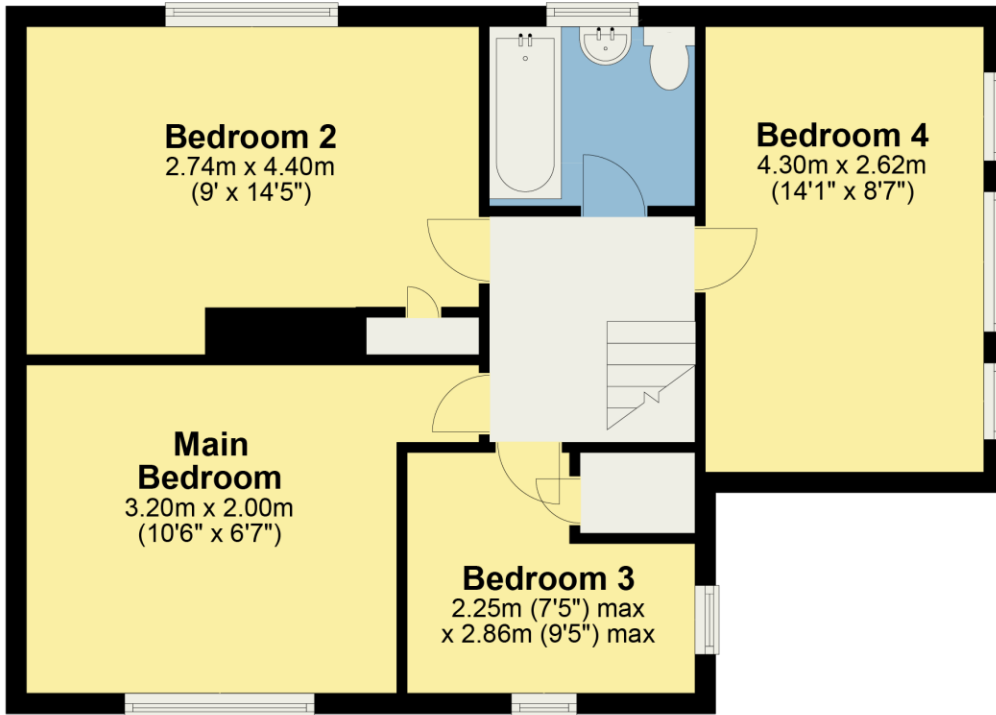


Rear Garden

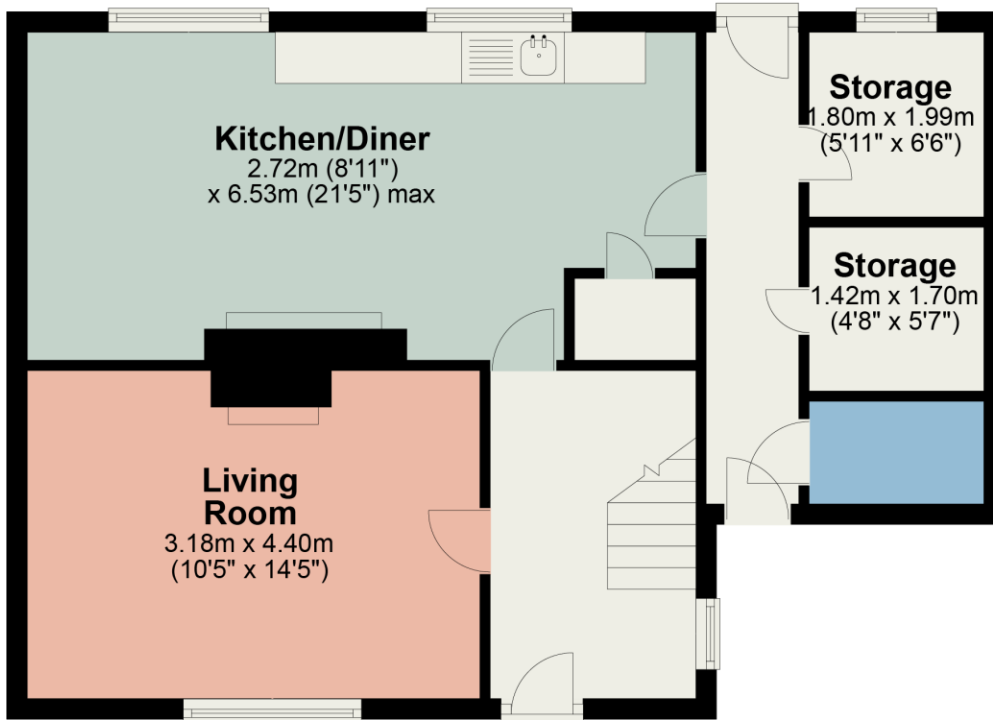


Rear Elevation

First Floor



Ground Floor



This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them.

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