



## Over Kellet

£180,000

5 Longtons Cottages, Over Kellet, LA6 1DB

Nestled in the sought-after residential area of Over Kellet, this delightful and character-filled cottage has been lovingly maintained by its current owners. Brimming with charm, it offers a perfect blend of tradition and comfort.

### Quick Overview

- Beautifully Presented Cottage
- Open Plan Kitchen/Living Room
- Divorced Rear Garden
- Distant Views Toward the Bay
- Workshop with Power and Light
- Recent Reroof
- Popular Village Location in Over Kellet
- Perfect First Time Buy
- Close to Local Amenities and Transport Links
- Ultrafast Broadband Available\*



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Ultrafast  
Broadband



On Street Parking

Property Reference: C2478



Open Plan Kitchen/Living Room



Open Plan Kitchen/Living Room



Bathroom



Bedroom One

Step into the open-plan living area, where a cosy ambiance is enhanced by a multi-fuel log burner, traditional stone flooring, and an exposed stone wall that exudes rustic appeal. Adjacent to this space is the kitchen, thoughtfully designed with both style and functionality in mind. It features base and wall units, an integrated fridge, oven, and hob, complemented by a tiled backsplash. There's also space for a small dining set, and the room provides access to the rear of the property.

The bathroom continues the cottage's timeless aesthetic, boasting a freestanding bath, a pedestal sink, and a toilet. Finished with tiled surrounds, tongue-and-groove panelling, patterned flooring, and chrome fixtures.

Make your way to the first floor, where you'll find two well-proportioned bedrooms, each beautifully presented and ready for your personal touch. The first bedroom is a spacious double, complete with a traditional fireplace, while the second is a cosy single, offering a comfortable retreat.

Externally, the property boasts a meticulously maintained divorced rear garden. It is bordered by an array of shrubs, flowers, and a neatly kept lawn, offering stunning, far-reaching views across to the bay-adding to the cottage's charm. Additionally, there's a fantastic workshop shed, fully equipped with electricity, plumbing for a washing machine, and space for a dryer, providing extra convenience and versatility.

#### Accommodation with approximate dimensions

**Open Plan Kitchen/Living Room** 26' 3" x 9' 10" (8m x 3m)

**Bathroom** 6' 3" x 5' 7" (1.91m x 1.7m)

**Bedroom One** 10' 6" x 9' 10" (3.2m x 3m)

**Bedroom Two** 9' 2" x 7' 3" (2.79m x 2.21m)

## Property Information

**Tenure** Freehold

**Council Tax** Band B

**Services** Mains gas, water and electricity. Ultrafast broadband available.

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

**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. Continue straight along this road passing through the village green and onto Kirkby Lonsdale Road, where you will find the property located on your left hand side.

**What3Words** ///full.stress.widen

Anti-Money Laundering Regulations (AML)

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Bedroom Two



Garden



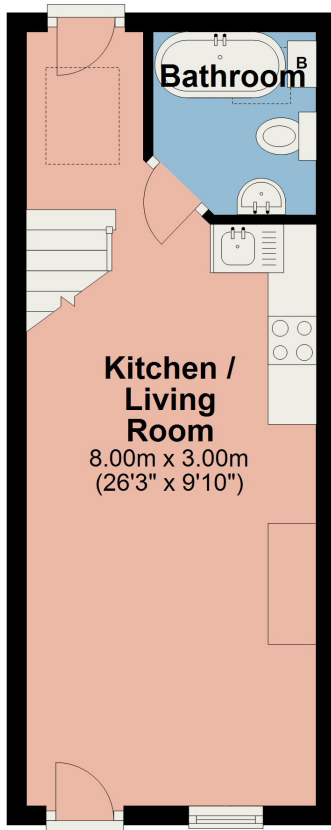
Garden



Views from the Garden

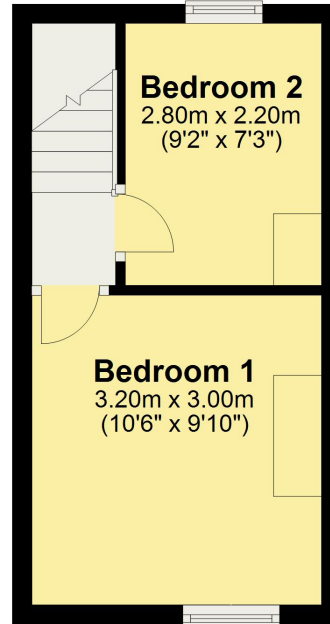
## Ground Floor

Approx. 24.0 sq. metres (258.3 sq. feet)



## First Floor

Approx. 18.7 sq. metres (201.1 sq. feet)



**Total area: approx. 42.7 sq. metres (459.4 sq. feet)**

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. REF:  
Plan produced using PlanUp.

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