



Over Kellet

£495,000

19 Poppy Lane, Over Kellet, Carnforth, LA6 1FZ

Welcome to 19 Poppy Lane, a beautifully presented and thoughtfully designed detached family home, offering generous living space, well-maintained gardens and a highly desirable village setting. Perfectly suited to modern family life, this home combines comfort, style and practicality throughout.

Quick Overview

Detached Modern Family Home
Open Plan Kitchen Diner
Four Well-appointed Bedrooms
Move-In Ready Condition
Versatile Living Areas
Easy to Maintain Garden
Sought After Village Location
Excellent Transport Links
Off Road Parking & Garage
Ultrafast Broadband Available*



4



3



1



A



Ultrafast
Broadband



Off Road
Parking

Property Reference: C2624



Entrance Hall



Living Room



Kitchen/Diner



First Floor Landing

Over Kellet is a charming and sought-after village, known for its strong sense of community and picturesque surroundings. Located within easy reach of nearby market towns and transport links, it offers a perfect balance of rural tranquility and everyday convenience. The village features a well-regarded primary school, local pub and scenic countryside walks right on the doorstep, making it an ideal setting for families and those looking to enjoy a quieter pace of life.

Step inside and you are welcomed by a bright entrance hall. To the right, the spacious living room enjoys a pleasant front aspect, creating a calm and inviting space to unwind. To the rear, the impressive open-plan kitchen diner forms the true heart of the home, ideal for both everyday living and entertaining. Fitted with a range of sleek Nolte wall and base units, complemented by solid quartz worktops, the kitchen also benefits from integrated Neff appliances including a dishwasher, oven, microwave, induction hob with extractor, and fridge freezer. There is ample space for a large dining table, alongside a breakfast bar and additional seating area, making this a versatile and sociable space. A separate utility room provides additional practicality, with plumbing for a washing machine, while a convenient downstairs WC completes the ground floor.

Upstairs, the property continues to impress. The principal bedroom overlooks the front and offers a generous double space with a stylish en-suite, featuring a shower enclosure, vanity unit, WC and chrome ladder radiator. Bedrooms two and three are both well-proportioned doubles, filled with natural light, while bedroom four is a further double and offers flexibility, currently used as a home office. The family bathroom is finished to a high standard, comprising a shower enclosure, integrated bath, vanity sink and WC.

Externally, the property benefits from a wraparound garden, predominantly laid to lawn, providing an excellent space for children, pets or outdoor entertaining. A private driveway offers off-road parking, complemented by a garage which is plastered, has light and power and is finished with rubber flooring. Further benefits include an EV charging point and solar panels, enhancing the home's efficiency and sustainability.



Kitchen



Kitchen



Bedroom Three



Bedroom Two



Bedroom Four/Office



En-Suite

Accommodation (with approximate dimensions)

Entrance Hall 17' 5" x 4' 7" (5.31m x 1.4m)

Living Room 16' 10" x 11' 1" (5.13m x 3.38m)

Downstairs WC 6' 6" x 4' 11" (1.98m x 1.5m)

Kitchen/Diner 9' 5" x 25' 10" (2.87m x 7.87m)

Utility Room 6' 6" x 5' 6" (1.98m x 1.68m)

First Floor Landing 13' 10" x 4' (4.22m x 1.22m)

Bedroom One 13' 4" x 10' (4.06m x 3.05m)

En-Suite 7' 4" x 6' (2.24m x 1.83m)

Bedroom Two 9' 4" x 13' 2" (2.84m x 4.01m)

Bedroom Three 9' 5" x 12' 5" (2.87m x 3.78m)

Bedroom Four/Office 10' x 11' 2" (3.05m x 3.4m)

Family Bathroom 7' 4" x 10' (2.24m x 3.05m)

Garage 16' 2" x 9' 3" (4.93m x 2.82m)

Property Information

Tenure Freehold (Vacant possession upon completion).

Services Mains gas, water and electricity.

Council Tax Band E - Lancaster City Council.

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

Directions From the Hackney & Leigh Carnforth office, head north along Market Street and continue straight through the traffic lights onto Kellet Road. Follow Kellet Road, keeping to the signs for Over Kellet. After approximately 1.5 miles, slight left onto Capernwray Road, take the second right turn followed by the second left, number 19 is located on the left.

What3Words ///advancing.bulldozer.perkily

Viewings Strictly by appointment with Hackney & Leigh.



Bedroom One



Bathroom



Garden



Garden

Meet the Team

Laura Hizzard

Branch Manager & Property Valuer

Tel: 01524 737727

Mobile: 07464 545687

laurahizzard@hackney-leigh.co.uk



Imogen Milliard

Sales Negotiator

Tel: 01524 737727

carnforthsales@hackney-leigh.co.uk



Kirsty Roberts

Sales Negotiator

Tel: 01524 737727

carnforthsales@hackney-leigh.co.uk



Beth Woods

Sales Negotiator

Tel: 01524 737727

carnforthsales@hackney-leigh.co.uk



Viewings available 7 days a week including evenings with our dedicated viewing team
Call **01524 737727** or request online.

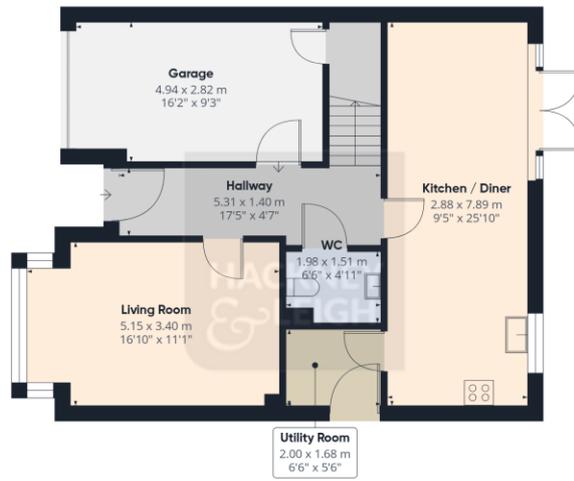


Need help with **conveyancing**? Call us on: **01539 792032**



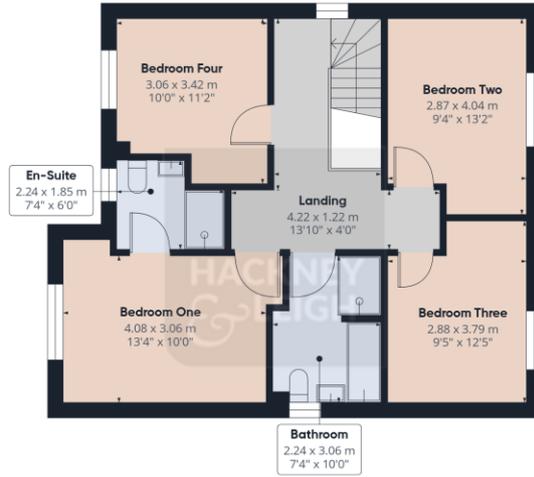
Can we save you money on your **mortgage**? Call us on: **01539 792033**

Hackney & Leigh Ltd Market Street, Carnforth, Lancashire, LA5 9BT | Email: carnforthsales@hackney-leigh.co.uk



Floor 0

Approximate total area^m
134.7 m²
1450 ft²



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Anti-Money Laundering Regulations Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 27/02/2026.