



## Over Kellet

£325,000

2 Hall Garth Gardens, Over Kellet, Carnforth, LA6 1BY

Welcome to 2 Hall Garth Gardens, a rare opportunity to acquire a detached true bungalow set on a generous plot in the highly desirable village of Over Kellet. Requiring full renovation, this is an exciting project bursting with potential, perfect for buyers looking to create a bespoke home tailored entirely to their own taste and lifestyle.

### Quick Overview

- Detached True Bungalow
- Two Double Bedrooms
- Situated on a Generous Plot
- Full Renovation Project
- Sought-after Village Location
- Commuter Links Close By
- Quiet Cul-De-Sac
- Chain Free
- Off Road Parking
- Ultrafast Broadband Available\*



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TBC



Ultrafast  
Broadband



Off Road  
Parking

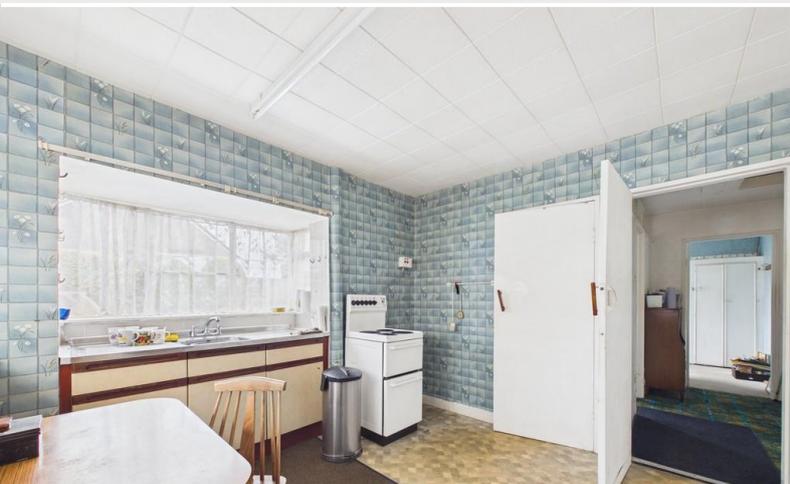
Property Reference: C2625



Living Room



Kitchen



Kitchen



Bedroom One

Over Kellet is a charming and sought-after village offering a wonderful balance of rural tranquility and convenience. Surrounded by picturesque countryside, it provides easy access to the market town of Carnforth and excellent transport links including the M6 motorway and Carnforth railway station. The village benefits from a well-regarded primary school, a popular local pub, and a strong sense of community, making it an ideal location for families, downsizers and those seeking a peaceful yet well-connected lifestyle.

Step through the front door into a spacious entrance hall that sets the tone for the accommodation ahead. To the left, the generous living room is flooded with natural light from a large front-facing window, creating a bright and inviting space ideal for entertaining guests or relaxing with family. The kitchen currently features base units, a stainless steel sink with dual drainage, and a range of storage cupboards, offering a practical starting point for redesign and modernisation.

Bedroom One is a well-proportioned double room with a front aspect window, while Bedroom Two, also a comfortable double, enjoys views over the rear garden. Both rooms provide excellent blank canvases ready to be transformed. The bathroom is fitted with a three-piece suite comprising a bath with overhead shower, wash basin and WC. A conservatory offers a peaceful spot to unwind with a book while enjoying views of the garden.

Externally, the property truly shines. Occupying a generous plot, there is ample space for off-road parking alongside a lawned garden, ideal for children, pets, or future landscaping plans and a garage adds extra storage space. With scope to extend or reconfigure (subject to planning), this property presents an exceptional opportunity to create a stunning home in a prime village setting.

**Accommodation with approximate dimensions**

**Vestibule** 3' 5" x 4' 1" (1.04m x 1.24m)

**Entrance Hall** 13' 2" x 4' (4.01m x 1.22m)

**Living Room** 12' 0" x 13' 6" (3.66m x 4.11m)

**Kitchen** 9' 4" x 12' 0" (2.84m x 3.66m)

**Bedroom One** 10' 10" x 11' 11" (3.3m x 3.63m)

**Bedroom Two** 10' 10" x 8' 7" (3.3m x 2.62m)

**Bathroom** 6' 1" x 6' 1" (1.85m x 1.85m)

**Conservatory** 11' 11" x 9' 10" (3.63m x 3m)

**Garage** 18' 7" x 9' 10" (5.66m x 3m)

**Property Information**

**Tenure** Freehold (Vacant possession upon completion).

**Services** Mains gas, water and electricity.

**Council Tax** Band D - 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 first left onto Hall Garth Gardens, number 2 is on the corner and can be located by our 'For Sale' sign.

**What3Words** ///fermented.towel.sparkle

**Viewings** Strictly by appointment with Hackney & Leigh.



Bedroom Two



Bathroom



Conservatory



Garden



**Approximate total area<sup>m</sup>**  
 92.1 m<sup>2</sup>  
 992 ft<sup>2</sup>

(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.

GIRAFFE 360

**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 23/02/2026.