



Nether Kellet

£275,000

2 Channel Head
Shaw Lane
Nether Kellet
Carnforth
Lancashire

LA6 1HA
Property Ref: C2087

Probably the Best Cottage in Nether Kellet. Tucked away, it would be easy to drive past this beautiful home and never know it existed but step inside and prepared to be amazed. Spacious, open plan diner kitchen.

Cosy lounge with open coal fire and three good-sized bedrooms with four piece bathroom. To the rear, a very large garden can be found with an orchard, veg plot and plenty of space for children to run and play. With parking for two cars, a 5 minute walk to the local primary school and the M6 Motorway 5 minutes away. No Chain.

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Kitchen Area



Cosy Log Burner



Living Room

Location From the Hackney & Leigh Carnforth Office, turn right and proceed north on Market Street. Go straight over at the traffic lights and follow that road out of Carnforth. Pass the High School on your left and take the right hand turning onto Back Lane (signposted to Nether Kellet). Proceed along the road for just over a mile until you come to a T Junction. Turn right onto Main Road and take the second left, onto Halton Road. Follow the road to the end and turn left onto Shaw Lane. Follow the road for a short while until you reach the narrow road. Before entering the narrow road, the property is situated on the right hand side.

Accommodation (with approx. dimensions)

Entrance Hall A spacious, light and bright entrance hall, fitted with a solid wooden entrance door, with single glazed wooden panel above. Stairs lead to the first floor, whilst a wooden single glazed stable door provides access to the rear garden. With tiled flooring, underfloor heating and a radiator.

Dining Area 13' 10" x 13' 5" (4.24m x 4.09m) An open plan diner kitchen, with ample space for a sizeable dining room table. Fitted with a feature inglenook fireplace, with log burning stove and slabbed hearth. Fitted with a wooden double glazed sash window, wooden flooring and a radiator. The room opens into:

Kitchen 13' 3" x 5' 4" (4.06m x 1.65m) Fitted with a range of wall

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Dining Sitting Room

and base units, with a complementary worktop over and a one and a half ceramic sink unit with mixer tap and drainer. Fitted appliances include a Rangemaster gas cooker with matching Rangemaster extractor hood and integrated dishwasher, with space for a fridge freezer. A PVCu double glazed window over looks the rear garden. With tiled surround and wooden flooring.

Living Room 10' 0" x 10' 4.67" (3.05m x 3.15m) Fitted with a feature open coal fireplace set in a decorative surround and tiled hearth. Fitted with a wooden single glazed window and a radiator.

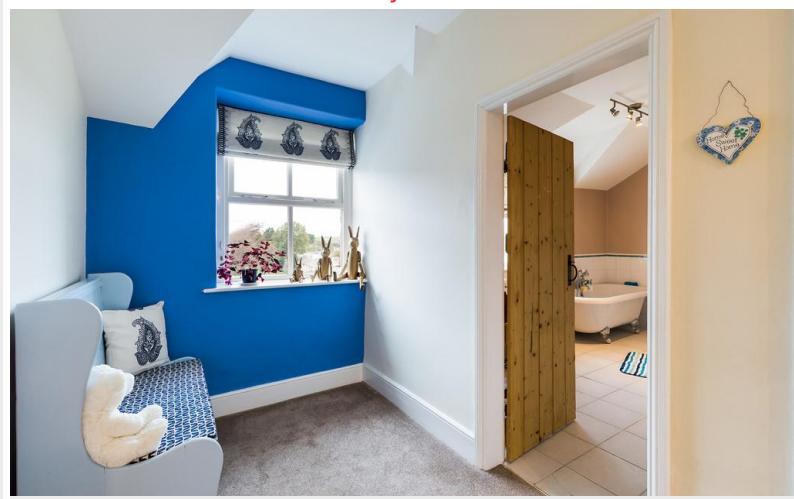
Utility Room 10' 5" x 8' 0" (3.18m x 2.44m) Fitted with a range wall units and freestanding base units with stainless steel worktop. There is plumbing for a washing machine and space for an additional freezer. Fitted with a PVCu double glazed window, Vaillant wall mounted boiler and a radiator.

First Floor Landing Stairs lead from the entrance hall to a light, bright and spacious first floor landing. Fitted with a wooden double glazed window and skylight. With access to the loft space, newly laid carpet last year and a radiator.

Bedroom One 13' 5" x 13' 5" (4.11m x 4.09m) Fitted with a feature open fireplace set in a cast iron surround with slate hearth. A PVCu double glazed window overlooks the private rear



Utility Room



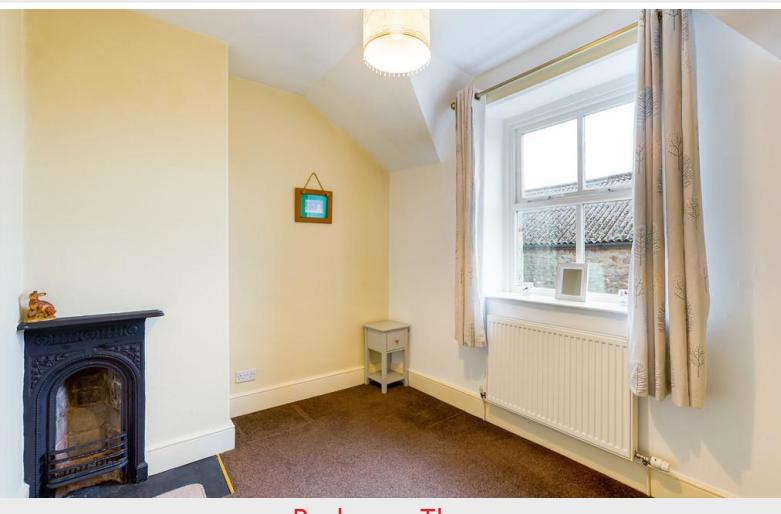
First Floor Landing



Bedroom One



Bedroom One



Bedroom Three

garden. Fitted with downlighters, wooden flooring and a radiator.

Bedroom Two 13' 3" x 10' 0" (4.06m x 3.07m) Fitted with a feature open fireplace set in a cast iron surround with slate hearth. A PVCu double glazed window overlooks the private rear garden. Fitted with downlighters, wooden flooring and a radiator.

Bedroom Three 10' 0" x 9' 1" (3.07m x 2.79m) Fitted with a feature open fireplace set in a cast iron surround with slate hearth. A PVCu double glazed window, downlighters and a radiator.

Bathroom A large room with a four piece suite consisting of a WC, a wash hand basin, a roll top bath and a corner shower cubicle with sliding doors. Tiled walls and flooring with underfloor heating. A wooden double glazed window with a patterned design, an extractor fan and a radiator.

Outside To the front of the property there is off road parking for two vehicles. There is also right of way foot access for the farm. To the rear the property is a concrete patio area with steps leading to the a raised laid to lawn garden. With two outhouses, planted borders with mature shrubs and hedges. Steps lead up to a larger, laid to lawn garden with mature shrubs, hedges and planted flower beds. There are also several large garden sheds, Avery, greenhouses, log stores, a veg patch and fruit trees. A very

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Bedroom Two



Bathroom



Beautiful Cottage Garden with Outhouses



Large Rear Gardens



Planted Borders and Manicured Lawns

large garden, perfect for entertaining, keen gardeners or a growing family. There is also a right of way access to the rear of the property, with a gate pathway leading out onto the road. This is only for the use of No 2 and 3.

Services Mains electric, mains gas, mains water and mains drainage.

Council Tax Band D - Lancaster City Council.

Tenure Freehold.

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.

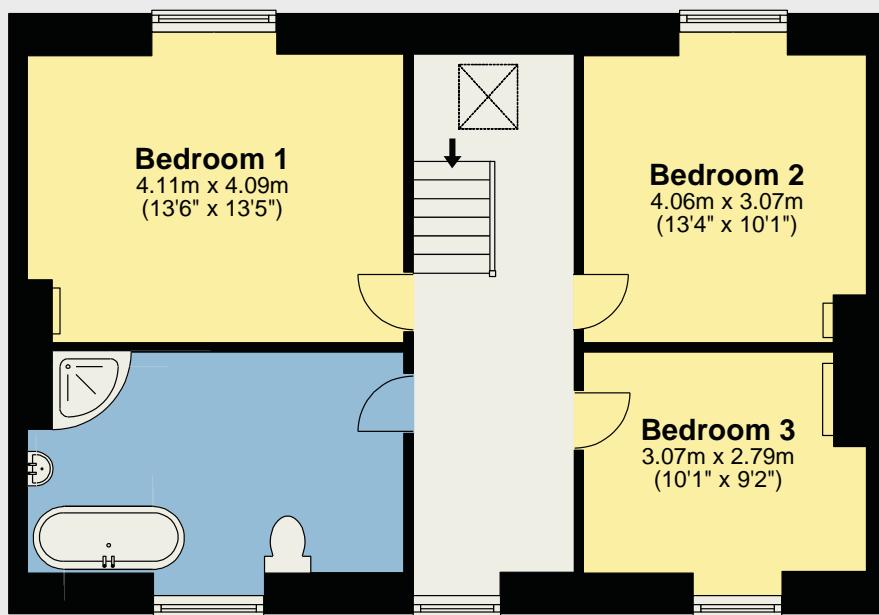
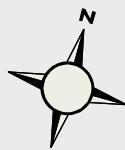
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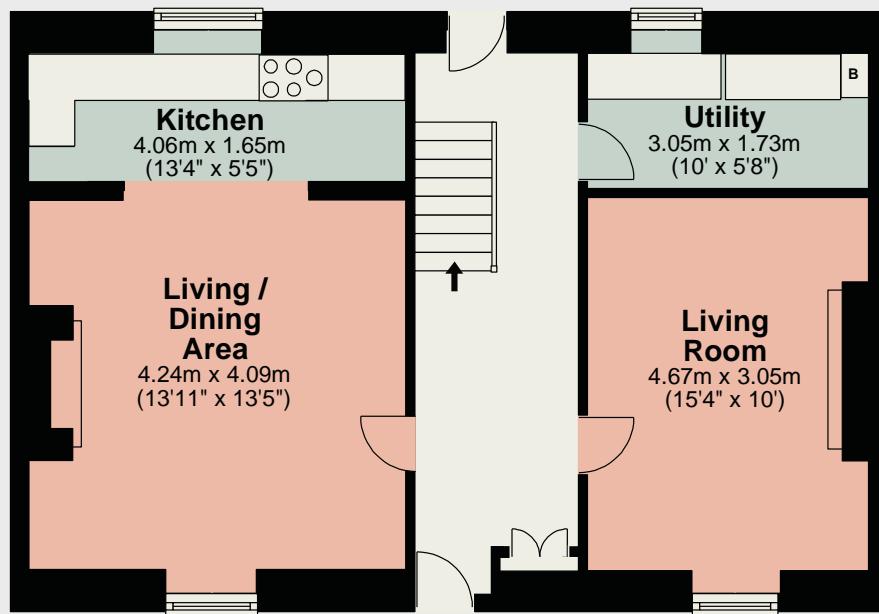
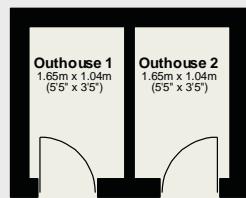
Laid to Lawn Garden with Fruit Trees



OS Plan



First Floor



Ground Floor

Total area: approx. 122.3 sq. metres (1316.8 sq. feet)

For illustrative purposes only. Not to scale. C2087

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