



# The Homestead

Over Kellet | Lancashire | LA6 1BX

MATTHEWS  
BENJAMIN



# THE HOMESTEAD

## OVER KELLET

It's all about potential and The Homestead offers immense possibilities. If you are seeking an opportunity to create something absolutely unique and tailor make it to your own requirements then this delightful period cottage is one to view. In its own right, charming and charismatic, the accommodation is surprisingly on the spacious side and enjoys the character of period features. Whilst some updating will no doubt be envisaged, the kitchen, bathroom and wet room fittings are all relatively recently installed and in good order. The real potential exists in the barn across the courtyard which could be converted into further accommodation and possibly linked to the main cottage. There are also two 'secret' walled gardens, ideal if you want to keep chickens, create a children's playground or grow your own fruit and vegetables.

Quaint and characterful the semi detached cottage could be likened to the 'Tardis' as it's a lot roomier inside than you possibly give it credit for from the road. Dating back to the 1600s' there are stone mullion windows to the front elevation, a delightful and rather fine stripped pine staircase balustrade and newel posts, stripped pine panel internal doors, window seats, exposed stonework and under the sitting room carpet, a flagged floor.

The part glazed and paneled stable door opens into a front porch with a slated floor and deep bench with hidden storage space for boots. Step through to the lovely wide hallway with an attractive staircase which offers storage beneath. On the front elevation is the sitting room, a generous room where there is room for both seating and dining. The focal point is the traditional high stone mantelpiece. There's a flue capable of taking a wood burning stove if that was your preference. Double part glazed pine doors open into the kitchen which has cream Shaker style cabinet doors, a bottle green solid fuel Rayburn set into a stone arch, a separate electric hob and an Indesit integral dishwasher. The kitchen leads out to the rear entrance vestibule (added in around 2000) and then through to the sweet sun room (an 2017/8 addition) with two floor to ceiling windows which makes a lovely place to sit with a morning coffee, read or catch up on emails. Completing the ground floor is a modern wet room with an electric shower, vanity unit, loo, chrome heated towel rail and plumbing for a washing machine.

Moving upstairs, the stairwell is decidedly airy and spacious – there's plenty of wall space for pictures. Along the landing all rooms have period stripped pine panel doors. The principal bedroom is on the front elevation and has a wall of fitted wardrobes and a charming cast iron feature fireplace. The second bedroom is to the rear and has excellent storage incorporating the hot water cylinder and an additional fitted wardrobe. The third bedroom is on the front and is also a double room, the cottage's bathroom has a heritage style suite of a 3/4 sized free standing slipper bath, vanity unit and loo.

Windows are double glazed, either with wooden frames or metal frames set into the stone mullion surrounds.









## OUTSIDE

The Homestead is west facing and set back off the road behind a traditional walled fore garden which has a variety of shrubs providing structure and seasonal colour even in the winter months. A gated path leads to the front door and a stone rondell provides a central feature; purple wisteria adorns the front elevation. There is vehicular access to the area at the side of the cottage which is laid with setts and has room to park one or possibly two smaller cars. The setts extend around the sun room into a courtyard with two raised planted beds. The courtyard is partially bordered by two stone outbuildings. The smaller of the two is the former wash house and coal store; more recently it has been used as a workshop. The larger is a small two storey barn (semi detached, the other half belonging to the attached cottage and already converted to living accommodation). With double opening wooden doors into the useful flagged ground floor, a wooden ladder rises to the former hayloft above. There's good head height and lots of potential to either use for hobbies or convert into living accommodation. Imagination is required (or the services of a good architect!) but the opportunity to create something really special is clearly here. Both outbuildings have light and there are power points in the smaller of the two.

The short distance between the two outbuildings is walled, a gap opens and steps lead up to a small yard and from there, through a narrow gap the secret gardens are revealed. Both have stone and red brick walls from when the garden used to be the kitchen garden to Hall Garth, the large country house overlooking the green. The first garden has a couple of mature magnolia trees, an absolute picture in early spring. Follow through to the second garden, an orchard with an established holly hedge, here are apple, damson and pear trees.

## LOCATION

The Homestead is centrally positioned within the heart of the attractive Conservation Area Lancashire village of Over Kellet, just off the village green which in spring is blanketed in daffodils.

Over Kellet offers all the advantages of village life (there is a pub, The Eagles Head, Wilson's Endowed CoE Primary School, a village hall and St Cuthbert's Church) alongside excellent connectivity to the wider world thanks to the narrow communications corridor which runs to the west of the village, this includes the M6 motorway, the A6 trunk road, the main West Coast railway line and Lancaster Canal. Transport links are therefore to hand with convenient access onto the M6 at J35 (just over a mile away), train stations on the main West Coast line at both Lancaster and Oxenholme (Kendal) depending on the direction of your travel and a branch line station at Carnforth offering local connections. Over Kellet is preeminently well-connected bringing travel for work and pleasure within easy reach.

The countryside backdrop to the village is stunning and varied and includes Morecambe Bay and the AONBs of both Arnsdale & Silverdale and the Forest of Bowland, as well as the gently undulating beauty of the Lune Valley and the impressive National Parks of the Lake District and Yorkshire Dales.

At 1.5 miles distant, the nearest town is Carnforth where you will find a range of everyday amenities; doctors, dentists, opticians, vets, a busy high street of independent retailers and a choice of supermarkets (Booths, Aldi and Tesco). As the nearest city, Lancaster (just over 8 miles away) has much to offer all generations with an established cultural and music scene, bars and restaurants and both high street chains and independent retailers. There is also a comprehensive offering of professional services, two universities (Lancaster and Cumbria) and good healthcare with both private and NHS hospitals represented.





### DIRECTIONS

[www.what3words.com](http://www.what3words.com) glider.smart.redeeming

Use the postcode LA6 1BX on Sat Nav with reference to the directions below:

The Homestead really couldn't be easier to find. Leave the M6 at Junction 35 and take the B6601 signposted *Kirkby Lonsdale and Over Kellet*. At the T junction with the B6254, turn left signed for *Kirkby Lonsdale and Over Kellet*. The first village you reach is Over Kellet. Upon reaching the central village green turn left onto Capernwray Road where The Homestead is a short way along on the right. For the purposes of viewing for the first time we suggest you park on the village green and walk to the cottage.

### SERVICES

Mains electricity (Economy 7), water and drainage. Electric storage heaters in some rooms. Solid fuel Rayburn. Hot water from an immersion heater.

### BROADBAND

Superfast speed available of 75 Mbps download and for uploading 20 Mbps.

### TENURE

Freehold

### INCLUDED IN THE SALE

Fitted carpets, curtains, curtain poles, light fittings and integral kitchen appliances as described.

### PLEASE NOTE

There is vehicular access along the drive belonging to the property to the south to access the double gates into the courtyard by the sun room.

Prospective buyers are advised to satisfy themselves regarding development potential before committing to purchase.

### LOCAL AUTHORITY CHARGES

Lancaster City Council – Council Tax band C

### GUIDE PRICE

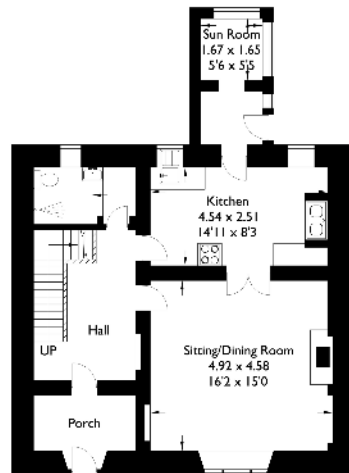
£350,000

# The Homestead

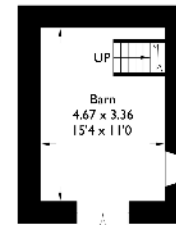
Approximate Gross Internal Area : 128.03 sq m / 1378.10 sq ft

Outbuildings : 47.86 sq m / 515.16 sq ft

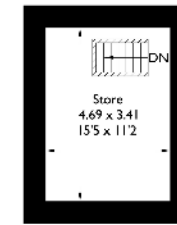
Total : 175.89 sq m / 1893.26 sq ft



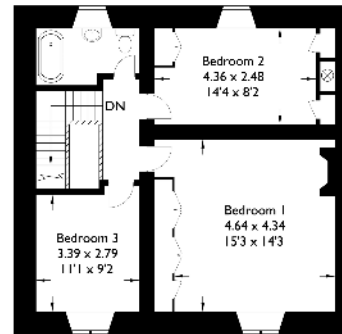
Ground Floor



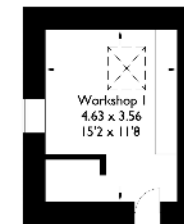
Outbuilding 2  
Ground Floor



Outbuilding 2  
First Floor



First Floor



Outbuilding 1

For illustrative purposes only. Not to scale.  
Whilst every attempt was made to ensure the accuracy of the floor plan,  
all measurements are approximate and no  
responsibility is taken for any error.

Score	Energy rating	Current	Potential
2+	A		
1-91	B		83 B
9-80	C		
5-68	D		
9-54	E	40 E	
1-38	F		
-20	G		

Viewing is strictly by appointment with the sole agents

The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details are correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.

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