



1 Newlands Farm, Nether Kellet  
Carnforth

£800,000









# 1 Newlands Farm

Nether Kellet, Carnforth

Unique commercial/residential property with diverse revenue potential. Strategic location with amenities close by. 5 bed detached house, Dog Groomers, Industrial Garages & Yard.  
Council Tax band: E

Tenure: Freehold

- Impressive Opportunity
- Commercial & Residential Mixed Use Property
- Detached 5 Bedroom House
- Large Commercial Garage Units
- Dog Grooming Parlour
- Several Storage Buildings
- Large Yard
- Semi Rural Location
- Great Village Amenities
- Transport & Travel Links









### The House

This well maintained family home offers generous family accommodation. The front door opens to a light, bright hallway with gallery landing above. There are three generous reception rooms. The dual aspect living room enjoys a wood burning stove. The sitting room, also dual aspect, enjoys French Doors opening to the side garden. The dining room opens to the rear kitchen creating the perfect space for entertaining family and friends. The kitchen itself has a traditional, family feel with wood cabinetry and large breakfast bar. There is a generous utility room with matching cabinets and beside the back door a cloakroom and WC. The house benefits from having five bedrooms, all are generous and with one being on the ground floor with a shower room beside, the layout is versatile and functional. The four piece, first floor bathroom has a Jacuzzi bath.

### Dog Grooming Parlour

The Dog Groomers building is detached from the house and across the yard. It has a double glazed entrance door to the side and there is a reception area with counter creating safe and secure customer access. Dual aspect windows ensure a light, bright work space and the groomers benefit from having a separate kitchen and generous storeroom. There is a WC between the Groomers and the Industrial Garage unit.

### Industrial Garage Unit

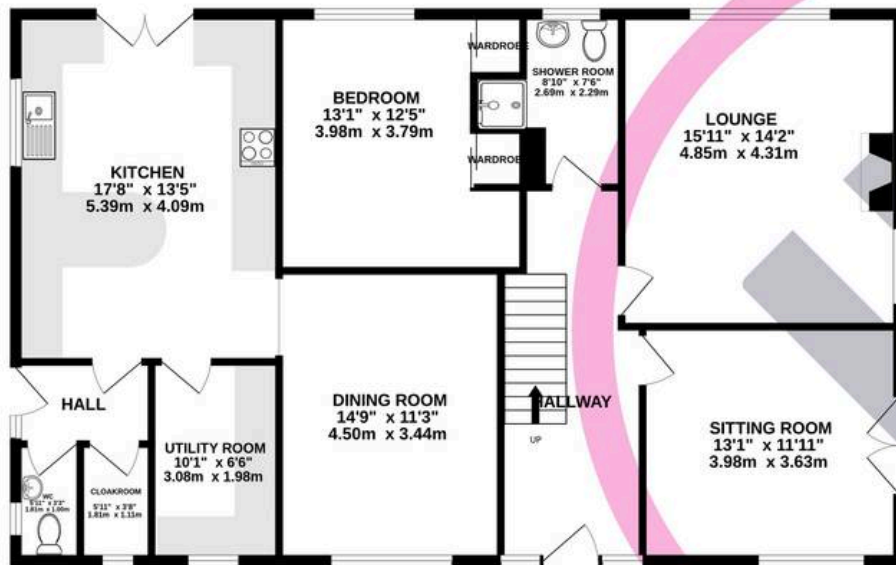
Measuring 8.30m X 8.30m and with two large vehicle roller doors with a height of 4.65m to the front the garage offers great versatility. One garage door is electric and one has manual chain operation. There is a pedestrian door to the side. The garage has a 3 phase electrical supply and has previously had inspection pits for trucks. These could be opened again although it is important for buyers to be aware that should the intended use involve trucks/ articulated lorries the house must be your main residence. The garage has light and power and natural light is enhanced by roof lights to the ceiling. The building benefits from modern insulation.

### Storage Sheds & Yard

The property also houses a variety of storage sheds to safely accommodate machinery or domestic vehicles. They are a variety of purpose built outhouses and container stores. In addition to the parking area, turning space and yard to the rear of the house, you will also find a further yard to the side



GROUND FLOOR  
1241 sq.ft. (115.3 sq.m.) approx.



1ST FLOOR  
912 sq.ft. (84.7 sq.m.) approx.



TOTAL FLOOR AREA : 2153 sq.ft. (200.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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