



The Homestead
Capernwray Road, Over
Kellet, Carnforth, LA6 1BX

The property at a glance 3 2 1

- Semi Detached Cottage
- Three Double Bedrooms
- Characterful Throughout
- Additional Barn and Workshop Space
- Garden with Mini Orchard
- Spacious Lounge with Log Burner
- Prime Village Location
- Freehold
- CTB: C
- EPC: D

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£450,000

Get to know the property



Nestled in the charming village of Over Kellet, Carnforth, The Homestead is a delightful semi-detached cottage that exudes character and warmth. With unique features that add to its charm and appeal, such as the stunning inglenook fireplace complete with a log burner, perfect for cosy evenings in during the colder months.

This spacious property boasts three generously sized bedrooms, making it an ideal home for couples or those seeking extra space. The interior of the cottage is thoughtfully designed, blending both characterful charm with modern living, offering a comfortable and convenient living environment. The two well-appointed bathrooms on both floors cater to the needs of modern living.

In addition to the main living space, The Homestead includes two outbuildings, providing ample workshop and storage space. These versatile areas can be tailored to suit your needs, whether for hobbies, gardening, or simply as additional storage.

As well as the patio area, the property is complemented by a private detached garden, which is accessible via a narrow passageway. This private gated garden featuring a small orchard offers a tranquil retreat, perfect for enjoying the fresh air or entertaining guests.

Overall, The Homestead presents a wonderful opportunity to acquire a characterful home in a picturesque setting, combining spacious living with the convenience of nearby amenities. This property is sure to attract those looking for a blend of comfort and charm in a serene village location.

This property is not just a house; it is a home filled with potential and character, set in a picturesque location that offers both tranquillity and convenience. With its blend of traditional features and modern living, The Homestead is a wonderful opportunity for anyone looking to settle in a peaceful yet vibrant community. Don't miss the chance to make this charming cottage your own.





Porch

Door into porch, coving, stone flooring and door to hallway.

Hallway

Radiator, coving, under stair storage, laminate flooring, stairs to first floor, doors to living room, kitchen and wet room.

Wet Room

Window, low flush WC, vanity wash basin with mixer tap, electric shower, heated towel rail, partially tiled surround, partially panelled surround, plumbing for washing machine and vinyl flooring.

Living Room

Window, radiator, coving, Inglenook fireplace with log burner and stone surround, exposed beam, exposed stone, recessed shelving, window seating, laminate flooring and double doors to kitchen.

Kitchen

Two windows, mix of wall and base unit, sink with mixer tap and draining board, tiled splash back, space for fridge/freezer, freestanding oven, exposed stone, exposed beam, Inglenook fireplace, spotlights, tiled flooring and door to rear porch.

Rear Porch

Window, wall light, tiled flooring, opening to sunroom and stable door to rear.

Sun Room

Two windows, wall light and exposed stone.

First Floor

Landing

Frosted window to bathroom, smoke alarm, loft access, doors to bedroom one, two, three and bathroom.

Bedroom One

Window, radiator, coving and built in wardrobes.

Bedroom Two

Window, radiator, loft access and storage cupboards.

Bedroom Three

Window, radiator, coving and window seating.

Bathroom

Window, window over landing, dual flush WC, vanity wash basin with mixer tap, freestanding slipper bath with ball and claw feet, fully tiled surround and laminate flooring

External

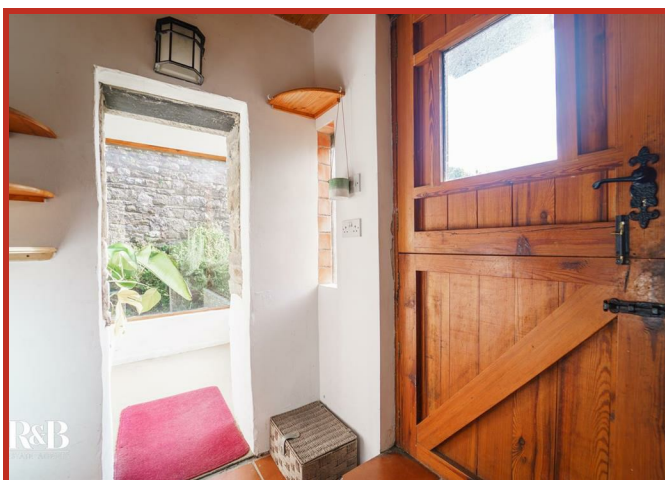
Front

Bedded area, mature shrubs, slate pathway, access to via shared drive to rear.

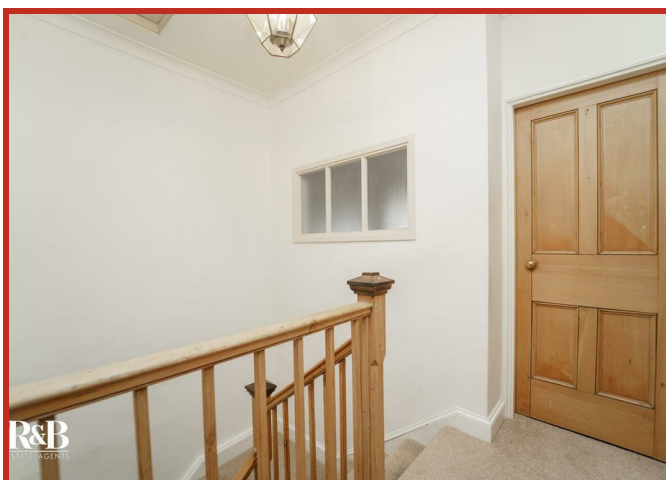
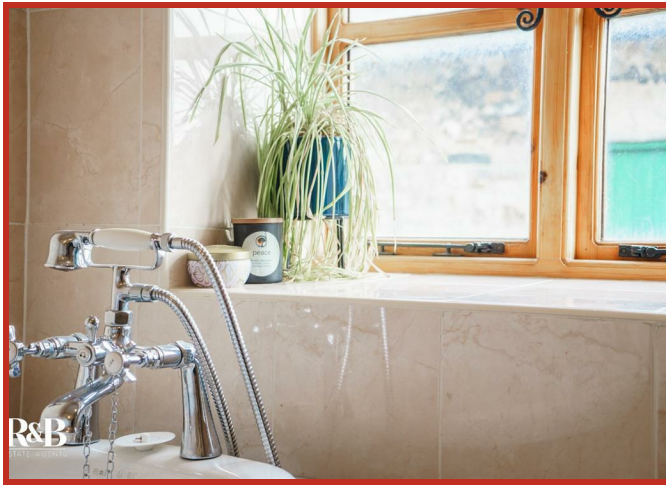
Rear



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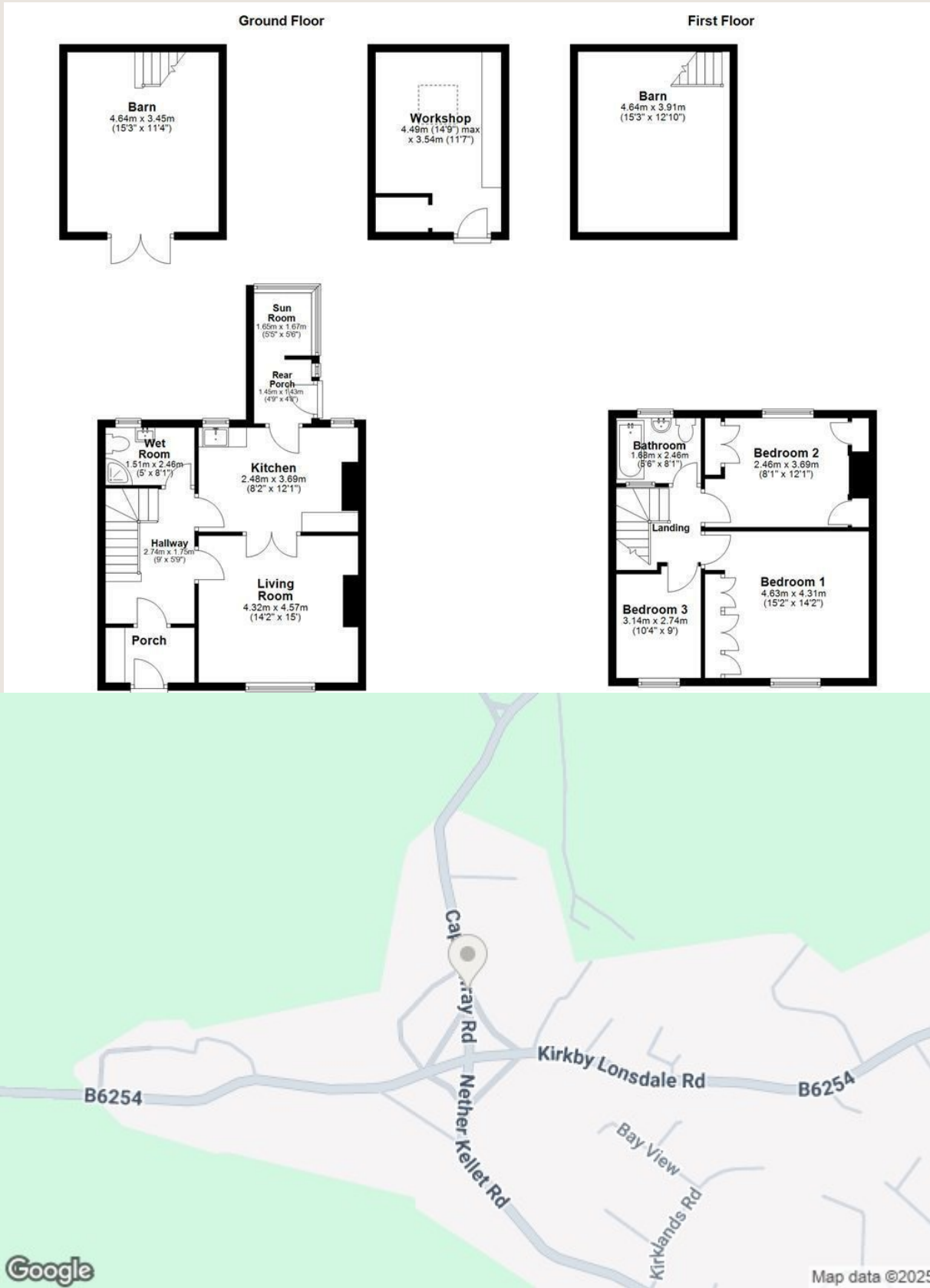
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Take a nosey round



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 plus A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	