

40  
YEARS  
1982 - 2022

HACKNEY  
& LEIGH



## Over Kellet

£375,000

Lamond Cottage , Over Kellet, Carnforth, Lancashire, LA6 1DN

Thought to date back to the early 18th Century this detached well maintained Grade II listed cottage really is a delight. Bursting with authentic character and charm, having two spacious reception rooms, three double bedrooms plus a single, garage, off road parking for two vehicles and gardens. All set in the quiet, peaceful village of Over Kellet, what more could you want!

### Quick Overview

Charming Four Bedroom Detached House  
Two Reception Rooms and One Bathroom  
Sought After Village Location  
Well Maintained Gardens  
Views Towards The Lakeland Fells  
Close to Transport Links  
Boasts Character  
Grade II Listed Building  
Off Road Parking and Attached Garage  
Ultrafast 1000Mb Broadband\*



4



1



2



D



Ultrafast  
Broadband



Garage And Off  
Street Parking

Property Reference: C2212



Hallway through to Living Room



Mullion Stone Windows



Kitchen



Living Room

**Property Overview** Approach the property via a paved driveway and step up to the front entrance through a feature stained glass wooden door. As you enter Lamond Cottage you will see the property ooze's character from wooden beams to mullion stone windows throughout the ground floor. The Living Room and Dining Room are both good sized rooms allowing natural light with dual aspect windows, they also benefit from each being fitted with a feature Gas fire with stone mantle and hearth which fit in perfectly with the character of the property and perfect for getting cosy in those winter months.

The Kitchen is fitted with an attractive range of cherry wooden wall and base units with Zodiac quartzite working surfaces and drainer with a stainless steel butchers sink. Integrated appliances include Miele double oven and microwave, Bosch 5 ring gas hob and an under counter fridge. Useful understairs storage cupboard with shelving. Again the Kitchen is full of character with beams overhead, inset shelf behind the hob and stable door leading out to the rear garden.

To the first floor you will find three double bedrooms and a single bedroom all fitted with wardrobes and shelving with plenty of space for furniture. The layout offers flexible accommodation with bedroom two being currently used as an office but could be a large dressing room or nursery space off the master bedroom. The bathroom is fitted with a four piece suite comprising; panelled bath with hand held shower, w/c, bidet and pedestal hand wash basin. The landing has a useful storage cupboard housing the Vaillant boiler.

**Outside** To the rear of the property you will find a well manicured tiered garden with steps leading to the top where you will find a veg and fruit plot, with planted borders and places to sit and enjoy the sun during the summer months. The lowest tier has space for table and chairs and a BBQ being gravelled makes it perfect for entertaining. A path leads you from one side, with a timber shed and access to the rear of the garage, to the other with a patio area which currently has a greenhouse in place but can be used for further table and chairs. A wooden gate takes you back to the front of the property where you will find the off road parking and further access to the garage.

**Parking** To the front of the property there is space for two cars in front of the garage and space for a car in the garage.



Living Room



Dining Room



Bedroom Four



Bedroom Three



Bedroom Two



Bedroom One

**Garage** Fitted with an up and over door, light, power, stainless steel sink and drainer, plumbing for a washing machine, space for dryer and freezer. There is an attached toilet.

**Location** From the Hackney and Leigh Carnforth office turn right and proceed north on Market Street. Proceed straight ahead at the traffic lights on to Kellet Road and proceed along this road going past the turning for the M6 motorway. Follow the road for approximately 1 mile and you will reach a narrowing in the road upon entering the village of Over Kellet. Take the turning on your right at the village green crossroads onto Nether Kellet Road. The property is located on the right hand side just after the old village school set back from the road.

**What3words** ///scorpions.ditching.listen

**Accommodation (with approximate dimensions)** Living

**Room** 15' 7" x 12' 6" (4.75m x 3.81m)

**Kitchen** 10' 3" x 9' 11" (3.12m x 3.02m)

**Dining Room** 15' 7" x 12' 8" (4.75m x 3.86m)

**Bedroom One** 17' 1" x 11' 6" (5.21m x 3.51m)

**Bedroom Two** 13' 4" x 13' 2" (4.06m x 4.01m)

**Bedroom Three** 12' 3" x 10' 2" (3.73m x 3.1m)

**Bedroom Four** 10' 2" x 9' 5" (3.1m x 2.87m)

**Attached Garage** 18' 2" x 11' 11" (5.54m x 3.63m)

#### Property Information

**Services** Mains electricity, mains gas, mains water and main drainage.

**Council Tax** Lancaster City Council - Band F.

**Tenure** Freehold.

**Energy Performance Certificate** The full Energy Performance Certificate is available on our website and also at any of our offices.

**N.B.** Please note this property is Grade II listed.

There is also a right of access to the side of the property from gate to gate to allow access to the farm behind the property only. The farm does have its own access.

#### Anti-Money Laundering Regulations (AML)

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 (incl. 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).



Bedroom One



Rear Garden



Rear Garden



Ordnance Suvey Map - 01054465

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# Meet the Team

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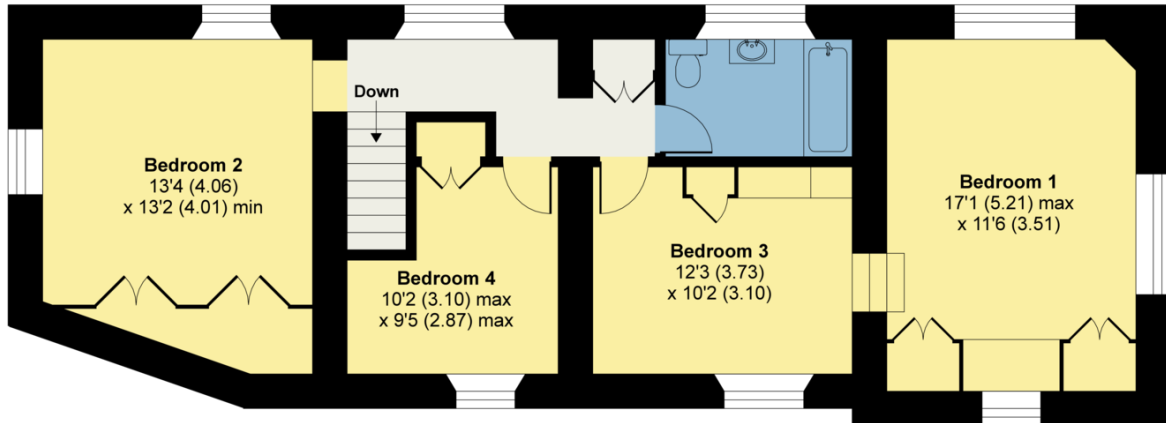
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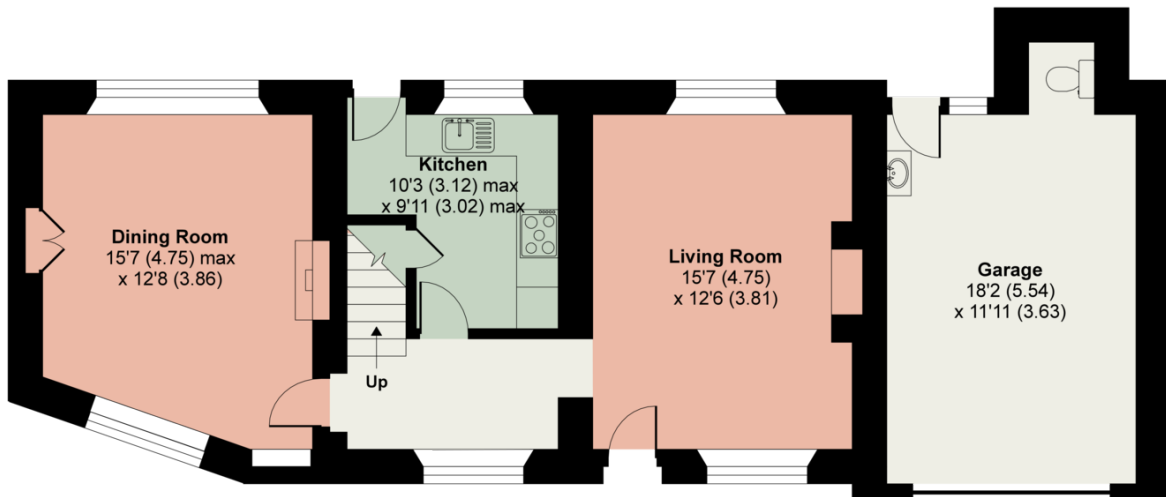
# Lamond Cottage, Over Kellet, Carnforth, LA6

Approximate Area = 1682 sq ft / 156.2 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Hackney & Leigh. REF: 881442

A thought from the owners... "28 years ago we purchased this cosy property primarily due to its private, secure location and proximity to the wonderful village primary school, happily raising our two daughters in this village setting."

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