



Over Kellet

£395,000

Thistlefield, Craggs Hill, Over Kellet, LA6 1DJ

Set in an elevated position in the sought-after village of Over Kellet, Thistlefield offers an exceptional opportunity to create a stunning family home tailored to your own style. Occupying a generous plot with expansive gardens, it enjoys breathtaking, uninterrupted views of the sea and surrounding countryside.

Quick Overview

- Three/Four Bedroom Semi Detached Home
- Panoramic Countryside and Sea Views
- Good Sized South Facing Garden
- Ample Off Street Parking
- Elevated Position
- Sought After Village Location in Over Kellet
- Some Modernisation Required
- Perfect Family Home
- No Chain Delay
- B4RN Broadband Available*



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B4RN
Broadband



Driveway

Property Reference: C2511



Entrance Hall



Living Room



Dining Room



Dining Room

Located in the picturesque countryside village of Over Kellet that has bus access to Lancaster and Carnforth, a popular pub and a well regarded primary school. Carnforth, which is only a 5 minute drive away, has railway (west-coast main line) and a range of useful everyday amenities including a doctors' surgery, dentist and supermarkets. Junction 35 of the M6 is about one mile away.

Step inside and immediately appreciate the charming traditional features that give this home its character. The welcoming entrance hall, complete with classic parquet flooring, sets the tone for the generous accommodation found throughout.

The living area has been thoughtfully arranged into three distinct spaces. At the front, the main lounge enjoys a stunning sea view framed by a large bay window, creating a picturesque and serene backdrop. Sliding doors connect this area to an additional sitting space, which in turn opens into the current dining area. With further sliding doors leading out to the rear garden, this entire section is beautifully light-filled and ideal for both relaxing and entertaining.

The kitchen, while ready for modern updates, is functional and well-laid-out, offering a range of wall and base units, tiled splashbacks, and plumbing for a washing machine - all complemented by a lovely view of the garden.

From here, access the rear hallway which includes a convenient downstairs WC and a converted reception room. This further reception room is a versatile space is perfect as an occasional bedroom, hobby room, or home office, offering excellent flexibility to suit your needs.

To the first floor, you'll find three well-proportioned bedrooms, each ready for your personal touch. The main bedroom enjoys a striking bay window that frames the stunning views to the front-an idyllic scene to wake up to each morning. Both the first and second bedrooms benefit from built-in storage, while the third bedroom provides a comfortable single.

The first floor is completed by a shower room, featuring a three-piece suite with a walk-in shower, toilet, and pedestal sink. Grey flooring and tasteful tiled walls add a contemporary finish to this practical good-sized space.



Kitchen



Bedroom Four/Snug



Bedroom One



Bedroom Two



Bedroom Three



Shower Room

Externally, the property enjoys a prime position on a quiet private road, boasting generous front, side, and rear gardens. An extensive gravelled driveway provides ample parking for multiple vehicles.

Beautifully maintained lawned areas at both the front and rear offer a sense of space and tranquillity, while several patio areas provide perfect spots to sit back, relax, and soak in the peaceful surroundings. The rear garden is particularly private, bordered by mature hedging, flower beds, and established shrubs. From here, you'll also find access to a sunroom and a practical storage shed - ideal for gardening tools or outdoor equipment.

Accommodation with approximate dimensions

Entrance Hall

Living Room 12' 9" x 11' 3" (3.89m x 3.43m)

Dining Room 12' 10" x 11' 11" (3.91m x 3.63m)

Kitchen 15' 9" x 8' 8" (4.8m x 2.64m)

Snug/Bedroom Four 15' 9" x 11' 11" (4.8m x 3.63m)

Downstairs W.C.

Sun Room 9' 7" x 5' 2" (2.92m x 1.57m)

Bedroom One 11' 7" x 11' 2" (3.53m x 3.4m)

Bedroom Two 11' 11" x 11' 7" (3.63m x 3.53m)

Bedroom Three 7' 9" x 7' 5" (2.36m x 2.26m)

Shower Room

Garden Store 12' 5" x 6' 2" (3.78m x 1.88m)

Property Information

Tenure Freehold

Council Tax Band D - Lancaster City Council

Services Mains gas, electricity, water and drainage. B4RN broadband available.

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



Views From The Property



Views From The Property



Thistlefield



Garden



Ordnance Survey 01217413

Directions From the Hackney & Leigh Carnforth office head up Market Street, and proceed straight across at the traffic lights. Follow the road out of Carnforth and into Over Kellet. Keep straight ahead at the cross roads/village green, pass the turning for Greenways on the right, and take the next right onto Craggs Hill and the property is located in an elevated position on your left hand side.

What3Words ///martini.retailing.singer

Viewings Strictly by appointment with Hackney & Leigh Carnforth Office.

Anti-Money Laundering Regulations 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 (inc. 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).

Meet the Team

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Craggs Hill, Over Kellet, Carnforth, LA6

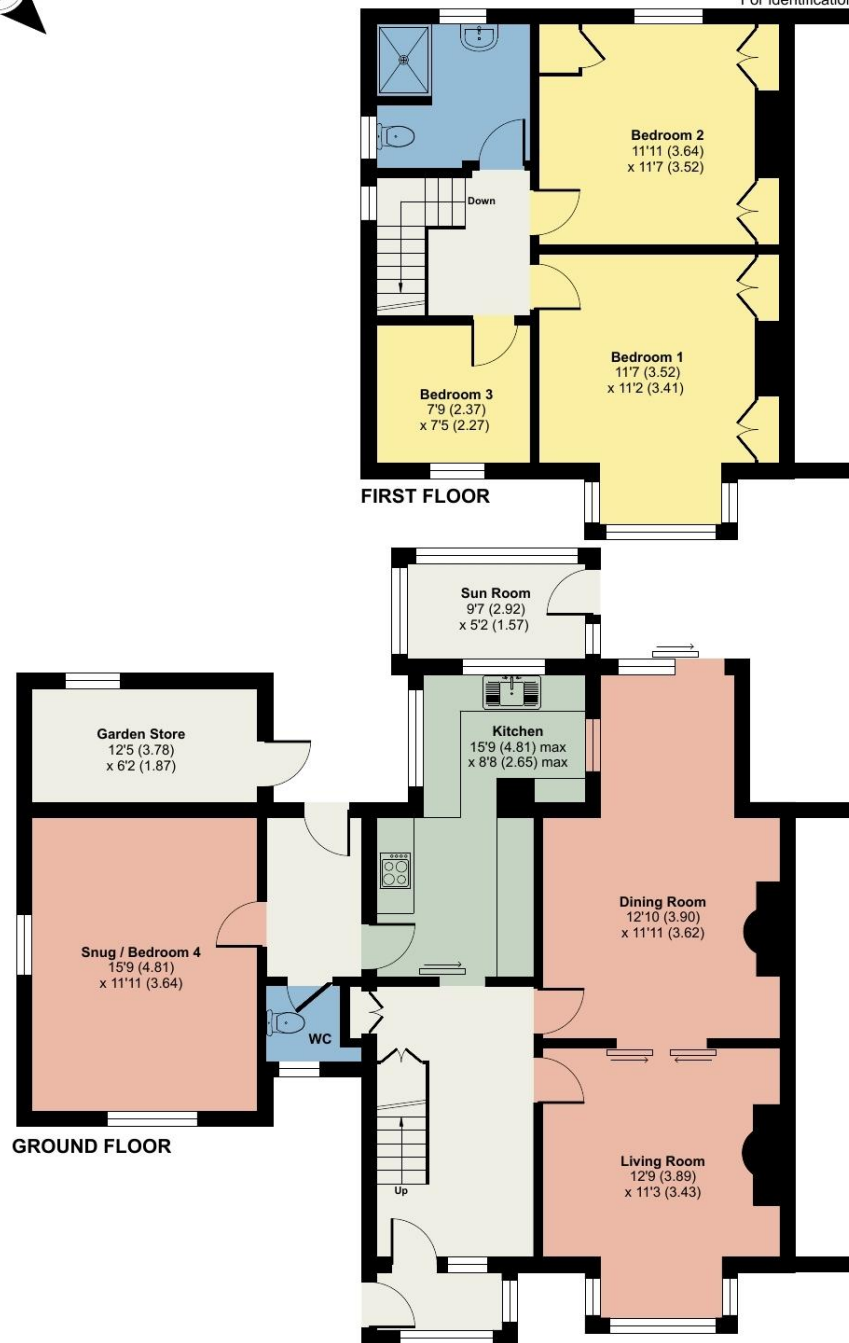
Approximate Area = 1499 sq ft / 139.2 sq m

Outbuildings = 123 sq ft / 11.4 sq m

Total = 1622 sq ft / 150.6 sq m



For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Hackney & Leigh. REF: 1271964

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