

## Over Kellet

£200,000

3 Longtons Cottages, Over Kellet, Carnforth, LA6 1DB

Nestled in the picturesque and ever-popular village of Over Kellet, this beautifully presented two-bedroom cottage is bursting with character and charm. Ideal for a range of buyers, from first-time homeowners to those seeking a holiday let or investment opportunity, this delightful property blends traditional features with modern comforts, offering a warm and inviting place to call home.

### Quick Overview

Beautifully Presented Cottage  
Character Features Throughout  
Two Bedrooms  
Distant Views Toward the Bay  
Divorced Rear Garden  
Stone Outbuilding  
Popular Village Location in Over Kellet  
Perfect First Time Buy  
Close to Local Amenities and Transport Links  
Ultrafast Broadband Available



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Ultrafast  
Broadband



On Road Parking  
Available

Property Reference: C2582





Sitting Room



Kitchen



Kitchen



Bathroom

Over Kellet is a charming and sought-after village located just a few miles from Carnforth, offering the perfect balance of rural tranquility and convenience. Set amidst beautiful Lancashire countryside, the village boasts a strong sense of community, a traditional village green, a highly regarded primary school, and a welcoming local pub. Despite its peaceful setting, Over Kellet provides easy access to the M6 motorway, making it ideal for commuters heading to Lancaster, Kendal, or beyond. With nearby walking routes, stunning scenery, and proximity to the Lake District and Yorkshire Dales, it's a location that truly has it all.

Step through the front door into a cosy living room featuring an exposed brick fireplace with a wood-burning stove, original ceiling beams, and a welcoming ambience perfect for those colder evenings. The space also provides access to the first floor and flows effortlessly into the kitchen area at the rear.

The kitchen is fitted with timeless neutral wall and base units, wood-effect worktops, a Belfast sink, and a four-ring gas hob with integrated oven and tiled splashbacks. A charming breakfast bar adds both style and practicality. To the rear, a small inner hallway provides rear access and leads to the modern family bathroom, complete with a corner dual-headed shower, wall-mounted sink, WC, and heated towel rail.

Upstairs, the home offers two well-appointed bedrooms. Bedroom One is a generous double with a front-facing window, exposed brickwork, wooden ceiling beams, and a characterful barn-style door. Bedroom Two is a cosy single room at the rear, also featuring exposed brick details and a lovely rural feel.

Externally, the property benefits from a separate lawned garden with mature trees and hedging offering privacy and peace. A garden shed/outbuilding provides useful storage, and the elevated position offers wonderful open views, making it the perfect spot to unwind.



## Accommodation with approximate dimensions

**Entrance** 3' 4" x 2' 11" (1.02m x 0.89m)

**Bathroom** 4' 11" x 4' 7" (1.5m x 1.4m)

**Kitchen** 9' 3" x 4' 7" (2.82m x 1.4m)

**Living Room** 12' 10" x 11' 6" (3.91m x 3.51m)

**Landing** 9' 3" x 4' 3" (2.82m x 1.3m)

**Bedroom Two** 9' 2" x 6' 11" (2.79m x 2.11m)

**Bedroom One** 11' 6" x 11' 2" (3.51m x 3.4m)

## Property Information

**Tenure** Freehold (Vacant possession upon completion.

**Services** Mains Gas, Electric, Water and Sewage.

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

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

**Directions** From Hackney & Leigh Carnforth Office, turn right and head north along Market Street. Continue straight through the traffic lights onto Kellet Road (B6254). Drive past the junction for the M6 motorway. Keep going for about 1 mile until you enter the village of Over Kellet. Once in Over Kellet, pass the village green. Then you'll come onto Kirkby Lonsdale Road. The Longtons Cottages will be on your left.

**What3Words** ///punk.weeds.love

**Viewings** Strictly by appointment with Hackney & Leigh.

**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).



Landing



Bedroom One



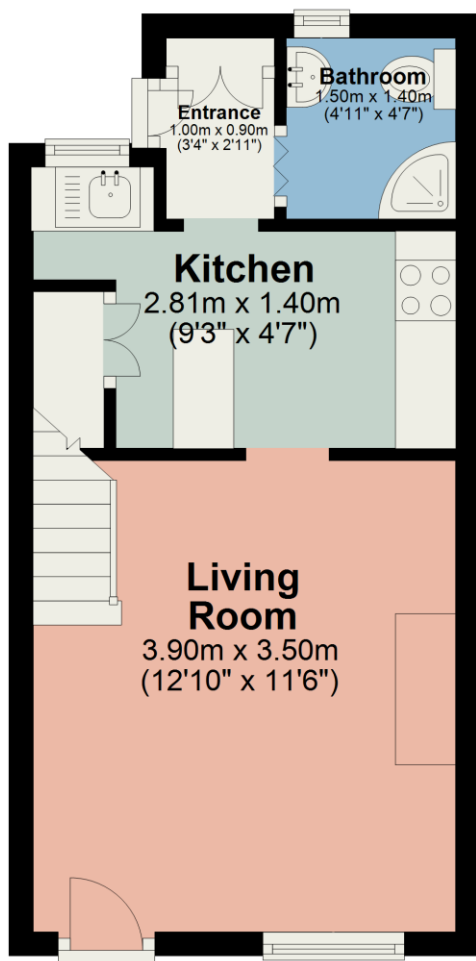
Garden



Views

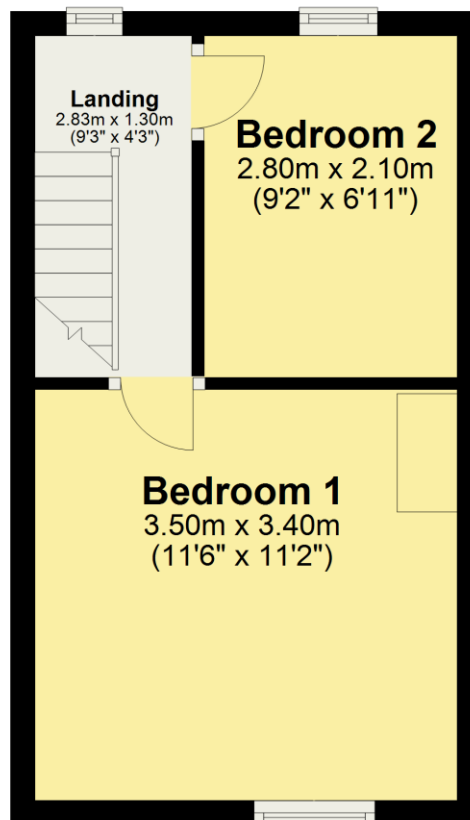
## Ground Floor

Approx. 24.7 sq. metres (266.2 sq. feet)



## First Floor

Approx. 22.1 sq. metres (237.8 sq. feet)



**Total area: approx. 46.8 sq. metres (504.0 sq. feet)**

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF: Plan produced using PlanUp.

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