



Over Kellet

£725,000

Long Barn, Old Hall Farm, Cockle Hill, Over Kellet, Carnforth, LA6 1DA

A beautifully restored four-bedroom, two-bathroom converted barn in the heart of the sought-after village of Over Kellet, offering a perfect mix of rustic charm and modern sophistication. This impressive home features vaulted ceilings with exposed beams, a stunning full-height window overlooking the village green, and a bespoke Butler Interiors kitchen with premium Neff appliances, wine fridge, and coffee machine. The spacious open-plan living area, complete with a contemporary wood burner, creates a warm and inviting atmosphere ideal for family life and entertaining.

Outside, the property enjoys a stone-flagged patio, enclosed lawned garden, and private rear courtyard, complemented by an attached garage. Set within an exclusive gated development by Marshaw Developments, Long Barn offers luxurious countryside living with easy access to the M6, Carnforth train station, and excellent local schools.

Quick Overview

- Superior development of Grade II listed and historical barn conversions
- 4 Bedroom 2 Reception Room, executive properties
- Located in the sought after village of Over Kellet
- High Specification throughout
- 10 Year New home warranty from AHCI Limited
- Open plan living dining kitchens
- Private patio and garden
- En suite bathrooms
- Garage and Off Road Parking
- B4RN Ultrafast gigabit full fiber Broadband connection right to the house



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B4RN
Broadband*



Garage & Off
Road Parking

Property Reference: C2338



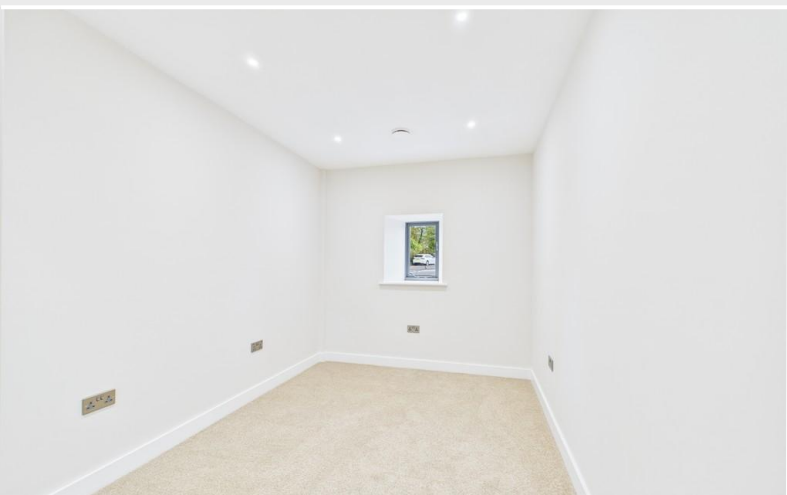
Open Plan Kitchen Family Room



Open Plan Kitchen Family Room



Bedroom



Bedroom

Offering a rare blend of rustic charm and contemporary luxury, this newly renovated four-bedroom, two-bathroom converted barn is a standout home in the heart of the picturesque village of Over Kellet. Part of an exclusive gated development of four individually restored barns by the highly regarded Marshaw Developments, Long Barn captures the perfect balance between heritage and modern living.

Every detail of the development reflects care and craftsmanship. The exterior showcases beautifully weathered stone walls, exposed timber beams, and traditional slate roofs, all lovingly preserved to honour the building's original character. Inside, the property unfolds into a light-filled haven of spacious open-plan living, enhanced by large barn windows and high-quality finishes by Butler Interiors.

Long Barn holds a prime position overlooking the village green, creating a sense of space and tranquillity. The welcoming entrance leads through a small vestibule and cloakroom into the spectacular kitchen and family room, which forms the heart of the home. A vaulted ceiling with exposed oak and steel beams draws the eye upwards, while a striking full-height window floods the space with natural light. The bespoke German kitchen, designed by Butler Interiors, combines elegant, handleless units with high-end Neff appliances, including a bean-to-cup coffee machine and wine fridge. This is a space designed for both everyday family life and entertaining, where sleek design meets effortless functionality.

A contemporary wood burner adds warmth and atmosphere, making the room a perfect gathering point. Off the kitchen, the utility room offers practicality with a full-height integrated freezer and space for a washing machine and dryer. The second living room or fourth bedroom opens via bi-fold doors to the rear garden, providing a peaceful retreat or flexible accommodation to suit modern lifestyles.

The ground floor also offers a well-proportioned bedroom with en-suite, two further bedrooms with built-in wardrobes, and a stylish family bathroom featuring quality fittings and a calm, contemporary design. A dedicated home office benefits from B4RN super-fast broadband, ideal for remote working or study.

The oak staircase leads to the first floor where additional versatile spaces await. A hobby or recreation room sits to one side, while a cosy TV or reading room on the other provides a quiet escape from the main living areas.

Outside, the home continues to impress with a generous stone-flagged patio perfect for al-fresco dining, a lawned garden enclosed by a traditional stone wall, and a private rear patio for storage or relaxation. The attached garage offers convenient parking and further storage options.



Open Plan Kitchen Family Room



Living Room



Bedroom



First Floor Rooms



En-Suite



Bathroom

Over Kellet is a highly sought-after village centred around its picturesque green, with a welcoming pub and a strong sense of community. The location offers the perfect blend of rural tranquillity and accessibility. Junction 35 of the M6 is less than five minutes away, while nearby Carnforth provides mainline rail connections, including direct trains to London Euston. Families will appreciate the excellent choice of local schools, from well-regarded primaries to respected private institutions.

Long Barn is more than a home-it's a rare opportunity to embrace the character of countryside living with every modern comfort, in a development that celebrates both heritage and design excellence.

Warranty 10 Year New home warranty from AHCI Limited trading as Advantage

AHCI Limited is an Appointed Representative of Waltons Insurance Brokers Limited, who are authorised and regulated by the Financial Conduct Authority and approved by an extensive list of mortgage lenders Trusted and approved by the sector.

Property Information

Services Mains gas, electricity, water and drainage. B4RN Ultrafast Broadband

Council Tax TBC - Lancaster City Council

Tenure Freehold (Vacant possession upon completion).

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

What3words ///greed.energetic.practical

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 (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).



First Floor Room



Garage



Garden



Garden

Request a Viewing Online or Call 01524 737727

Meet the Team

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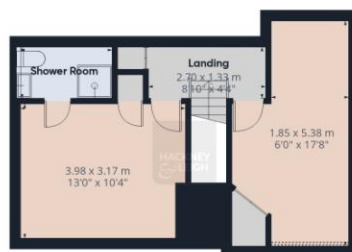


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Approximate total area⁽¹⁾

179.2 m²
1931 ft²

Reduced headroom

0.2 m²
2 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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