



Over Kellet

£400,000

Singletons Cottage, Capernwray Road, Over Kellet, Carnforth, Lancashire, LA6 1BX

A traditional character cottage, in an attractive village setting, with three bedrooms, spacious living room and kitchen diner, there is the added benefit of a particularly generous driveway and landscaped garden. This cottage will make an ideal permanent, retirement or holiday home for its next lucky owner.

Quick Overview

Character Cottage
Three Bedrooms
Spacious Living Room
Stylish Kitchen Diner
Landscaped Gardens
Ample Driveway Parking
Sought After Village Location
Close To Local Town Amenities
Excellent Commuter Links Nearby
Superfast Broadband 69 Mbps*



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Superfast
Broadband



Off Street
Parking

Property Reference: C2246



Kitchen Diner



Kitchen Diner



Wood Burning Stove



Living Room

Location Over Kellet is a village located near the market town of Carnforth in Lancashire, it offers a peaceful escape from the hustle and bustle of city life while still providing easy access to essential amenities and stunning natural surroundings.

The village is known for its scenic countryside, and it's situated within easy reach of the Lake District National Park and Yorkshire Dales, making it an attractive destination for those interested in outdoor activities and natural beauty. This property is your gateway to a life of tranquillity and outdoor adventures.

Property Overview Nestled in the Heart of Tranquil Over Kellet your next dream home awaits, This delightful property seamlessly combines rustic charm with modern comforts, creating a warm and inviting space for you and your loved ones.

Step into the heart of the home, where cherished memories are made, The stylish kitchen diner is perfect for family meals and gatherings, and has sleek quartz worktops and a range of wall and base units providing ample storage, there is also the added benefit of high end appliances such as Smeg double oven, combi microwave, four burner gas on glass hob and also the benefit of an integrated fridge freezer.

Through to the Living Room A cozy haven to relax in, you'll be captivated by the rustic ambience that welcomes you with a central focal fireplace and wood burning stove offering a cozy retreat for quiet evenings and spending time together.

Upstairs, you'll find three well-appointed bedrooms, bedroom one and two boast an array of built-in wardrobes to keep your living space organized and clutter-free.

Immerse yourself in luxury with a sleek modern bathroom with w/c, handwash basin with vanity unit and walk in rainfall shower.

The whole cottage is stylish and neutrally decorated throughout while still retaining character charm with exposed stonework throughout

Don't miss the opportunity to make this your beautiful property your next perfect home.



Kitchen Diner



Living Room



Hallway



Bedroom One



Bedroom Two



Bedroom Three

Outside Step outside into the enchanting garden, meticulously landscaped to create a serene and picturesque outdoor oasis. The garden is the ideal setting for outdoor entertaining, gardening projects, or simply unwinding while enjoying the tranquil pond. There is also a handy utility room accessed from the garden, perfect for storage.

Directions From the Hackney & Leigh Carnforth office, turn right and proceed north on Market Street. Head straight across at the traffic lights and carry on out of Carnforth, following the road into Over Kellet.

At the cross roads and village green, turn left and proceed along Capenway Road. The property is situated on the right hand side and can be located by our For Sale Sign.

What3words ///embodied.gullible.knee

Parking Ample parking for several vehicles is available on the driveway.

Accommodation with approximate dimensions

Kitchen Diner 16' 7" x 9' 3" (5.05m x 2.82m)

Living Room 16' 7" x 13' 4" (5.05m x 4.06m)

Utility Room 5' 3" x 3' 6" (1.6m x 1.07m)

Bedroom One 10' 2" x 9' 2" (3.1m x 2.79m)

Bedroom Two 11' 11" x 8' 1" (3.63m x 2.46m)

Bedroom Three 10' 0" x 6' 11" (3.05m x 2.11m)

Property Information

Services Mains gas, water and electricity.

Council Tax Band D - Lancaster City Council

Tenure Freehold. Vacant possession upon completion.

Viewings Strictly by appointment with Hackney & Leigh Carnforth Office

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



Stylish Bathroom



Singletons Cottage



Landscaped Gardens



Landscaped Gardens

Request a Viewing Online or Call 01524 737727

Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team
Call **01524 737727** or request online.



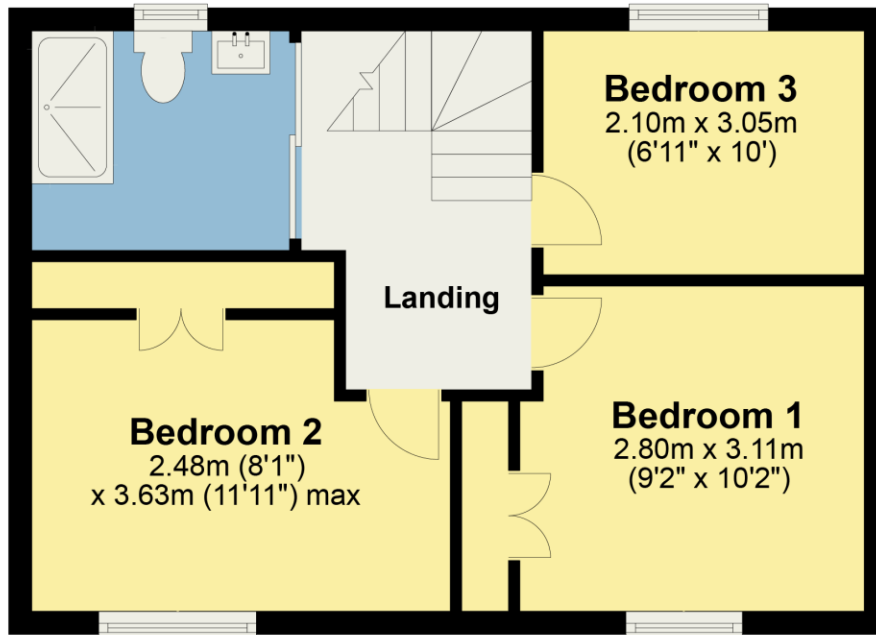
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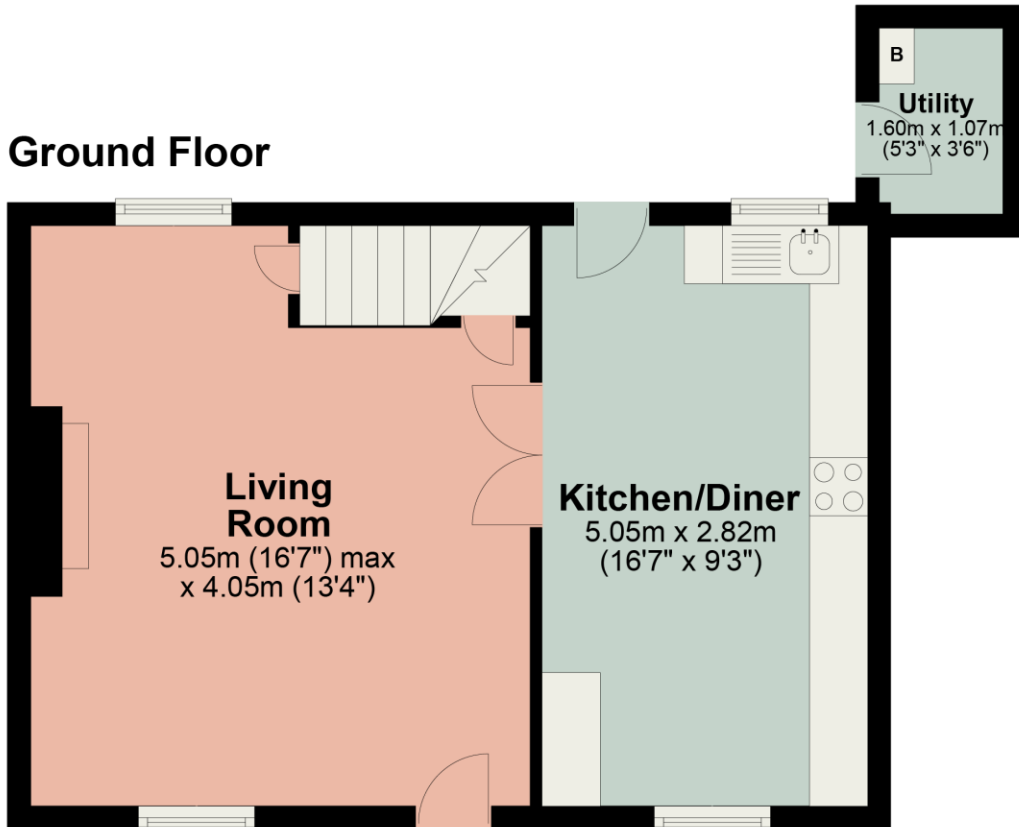
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First Floor



Ground Floor



Total area: approx. 74.0 sq. metres (797.0 sq. feet)

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Request a Viewing Online or Call 01524 737727