



Over Kellet

£325,000

Cloudy Bay Cottage, The Green, Over Kellet, LA6 1BU

Located in the popular village of Over Kellet, Cloudy Bay is a charming stone-built cottage set overlooking the village green. Recently renovated and modernised throughout, this delightful home perfectly balances traditional character with contemporary style, ideal for families or those looking for a peaceful retreat.

Quick Overview

Stone-Built Cottage
Situated in the Popular Residential Area of
Over Kellet
Recently Refurbished Throughout
Offered with No Chain Delay
Characterful Features
Rear Patio Garden
Three Reception Rooms
Three Bedrooms
Easy Reach of M6 Motorway and Transport Links
Ultra fast Broadband Available*



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Ultrafast
Broadband

Property Reference: C2499



Dining Room



Kitchen



Living Room



Bedroom One

Over Kellet is a picturesque village set amidst rolling countryside, making it a favorite spot for walkers and nature enthusiasts. Despite its tranquil rural charm, it is conveniently close to the market town of Carnforth, which offers a range of local amenities. With excellent transport links, including the nearby M6 motorway, the village provides easy access to Lancaster and the Lake District while preserving its peaceful, village character.

Just off the village green, the cottage welcomes you through a glass-paned front door into a warm and inviting entrance hall. To the right, one of three versatile reception rooms offers the perfect space for a formal dining area, with a large bay window that fills the room with natural light and provides a lovely outlook over the front.

Step into the beautifully renovated kitchen, where exposed beams add character throughout the home. This stunning space features modern navy shaker-style cabinetry, Quartz worktops, and integrated appliances, including an oven, gas hob, and fridge freezer. A central island enhances both style and functionality, while a conveniently located downstairs W.C. sits just off the kitchen.

Beyond the kitchen, two additional reception rooms boast exposed stonework. One offers direct access to the garage and is equipped with power, making it ideal for conversion into a separate utility area. A staircase leads up to a cosy snug, a perfect retreat with views and access to the charming patio garden.

On the first floor, you'll find three generously sized, neutrally decorated bedrooms, each offering a blank canvas for your personal style and furnishings. Additionally, there is a versatile reception room, an ideal living area featuring dual-aspect windows that flood the room with natural light. Completing this floor is a sleek and stylish modern bathroom, fitted with a contemporary three-piece white suite, including a toilet, sink, and a bath with an overhead shower. A wall-hung heated towel rail and chrome fixtures complete this space.

Externally, the property features a spacious garage at the front and a low-maintenance patio garden at the rear - an ideal spot to unwind. Raised flower bed borders add a charming touch of greenery, enhancing the outdoor space.

Accommodation with approximate dimensions

Entrance Hall

Living/Dining Room 16' 2" x 14' 1" (4.93m x 4.29m)

Kitchen 14' 4" x 10' 1" (4.37m x 3.07m)

Utility 10' 0" x 6' 3" (3.05m x 1.91m)

Downstairs W.C.

Snug 11' 9" x 8' 2" (3.58m x 2.49m)

Living Room 21' 5" x 10' 4" (6.53m x 3.15m)

Bedroom One 13' 0" x 9' 5" (3.96m x 2.87m)

Bedroom Two 9' 3" x 8' 2" (2.82m x 2.49m)

Bedroom Three 10' 7" x 9' 5" (3.23m x 2.87m)

Bathroom

Garage 15' 11" x 10' 1" (4.85m x 3.07m)

Property Information

Tenure Freehold

Council Tax Band C - Lancaster City Council

Services Mains gas, electricity, water and drainage. Ultra fast broadband available.

Rental Potential: If you were to purchase this property for residential lettings we estimate it has the potential to achieve approximately £995 - £1100 per calendar month. For further information and our terms and conditions please contact our office.

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

Directions 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. Continue straight along this road where you will find the property located just next to the village green on your right hand side.

What3Words ///ideal.rainwater.shining

Viewings Strictly by appointment with Hackney & Leigh Carnforth Office.

Anti-Money Laundering Checks 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).



Bedroom Two



Bedroom Three



Bathroom



Rear Patio

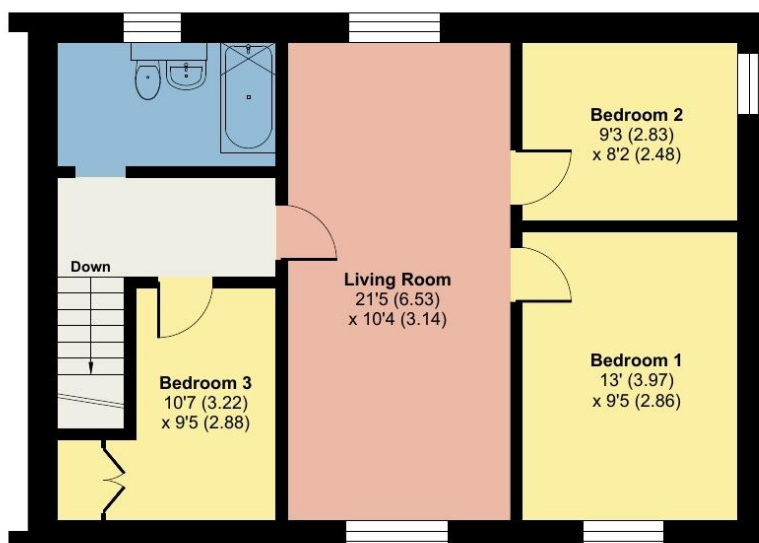
The Green, Over Kellet, Carnforth, LA6

Approximate Area = 1291 sq ft / 119.9 sq m

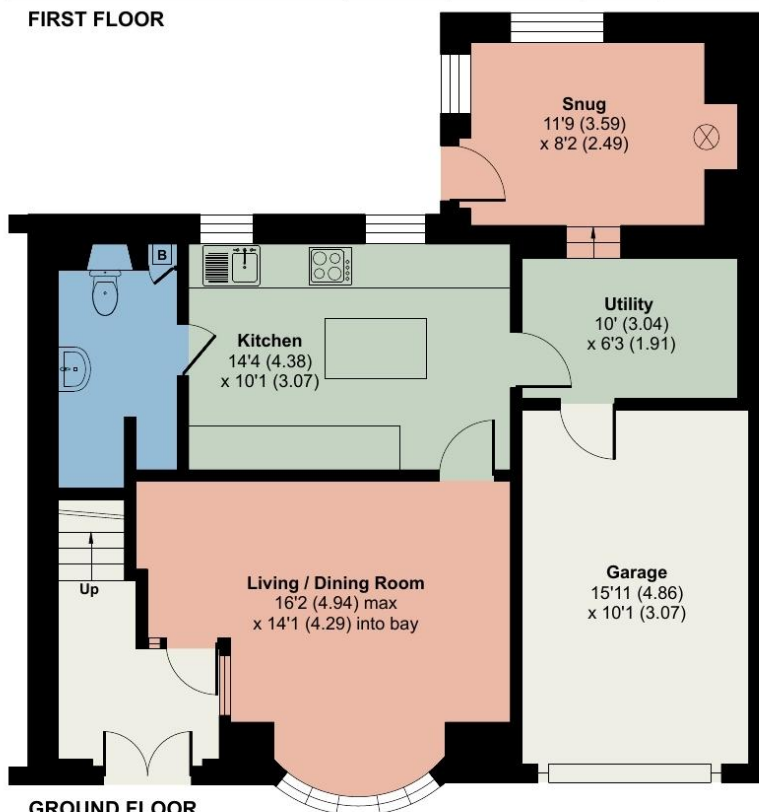
Garage = 160 sq ft / 14.8 sq m

Total = 1451 sq ft / 134.7 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hackney & Leigh. REF: 1250217

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