

## THE GABLES

£485,000

The Green, Over Kellet, LA6 1BU

**In a desirable village setting a Grade II Listed detached stone and slate property, dating back to the mid 19th Century.**

Stylish, contemporary and beautifully presented accommodation with two reception rooms, breakfast kitchen, laundry room, cloakroom, three double bedrooms and a four piece house bathroom. Private parking to the front for three cars and enclosed gardens with stone and slate garden store, seating terrace, elevated lawn, mature borders and a vine covered decked seating area.

**Popular with families, the picturesque Conservation Area village with primary school is highly accessible for road and links.**





## Welcome to **THE GABLES**

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### Here's our **TOP TEN** reasons to love **The Gables**:

- 1. Grade II Listed charm** - dating back to the mid 19th Century with a later extension, The Gables is a detached sandstone and slate property with gabled porch and chamfered and mullion windows. Refurbished and reconfigured since the current owner's purchase in 2020, there is a lovely blend of old and new.
- 2. Spacious, bright and light rooms** - the accommodation, set over two floors with a gross internal area of 1442 sq ft (134 sq m) is beautifully and stylishly presented.
- 3. Two dual aspect reception rooms** - a porch leads into the dining room with built-in cupboard and inset shelving above, oak mantle and stone flag hearth. The sitting room has a woodburning stove set on a slate hearth and an understairs cupboard.
- 4. Sleek and modern luxury kitchen** - fitted with base and wall units, marble worktops, breakfast bar, under unit lighting, Rangemaster sink unit and integral appliances including oven, induction hob, combination oven, fridge/freezer, dish washer and wine cooler. Off the kitchen is a **laundry room** with space for a washing machine and tumble drier. Also off the kitchen is a two piece **cloakroom** with large built-in cupboard.
- 5. Sweet dreams....** off the split landing are three double bedrooms; generous bedroom 1 is dual aspect and has fitted double wardrobes. Bedroom 2 is also very spacious and has a built-in double wardrobe.
- 6. Stylishly and contemporary four piece bathroom** - with separate shower, vanity wash basin, marble effect floor and walls.
- 7. Useful outbuilding** - a detached stone and slate garden store with power and light provides excellent external storage. There is also a separate bin store.
- 8. Parking** - there is private off road parking to the front for three cars.
- 9. Enclosed terraced gardens** - there is a lower level paved terrace with planted beds; steps lead up to the upper level with manicured lawn, decked seating with vine covered pergola and mature herbaceous borders. To the side of the property, there is also a triangular lawned area, gifted to The Over Kellet Parish Council for the use of a public open space. This area is maintained by a third party.
- 10. Popular and highly accessible village, a Conversation Area**, it's the perfect base from which to explore the magnificent scenery of the Lakes and Dales National Parks. For more information about the surrounding area, please see page 5.







## A great place to live with so much to see and do close at hand...

Over Kellet is a **popular and highly accessible village** with a strong sense of local community, extremely convenient for access onto the M6 at J35 or for the main west coast railway station at Carnforth.

The village has a picturesque central village green, which includes both cross roads and slip roads in the form of a diamond shape, St Cuthbert's Church, the Eagles Head public house, village store/post office and a village hall.

At **Carnforth** (1.4 miles) there's a choice of supermarkets (Booths, Aldi and Tesco), schools, shops and local services.

The village of **Burton-in-Kendal** (5.5 miles) offers a good range of local amenities; a Post Office selling a basic selection of provisions, bowls and tennis clubs, the Kings Arms public house as well as a thriving and busy village hall.

The Georgian city of **Lancaster** (8.2 miles) offers a comprehensive selection of facilities as well as Lancaster University, Lancaster & Morecambe College and the Royal Lancaster Infirmary.

**Milnthorpe** (8.6 miles) has a weekly market, Booths supermarket and a selection of shops and local services.

The picturesque Cumbrian market town of **Kirkby Lonsdale** (9.9 miles) is worth a visit; visitors flock to enjoy this charming town with a host of independent retailers, restaurants and pubs.

**Fresh air fun** - the Silverdale and Arside coastal AONB is close by, try a walk down the prom in Morecambe (great for a blast of sea air) or a more leisurely stroll on the nearby Lancaster canal. If your preference is to head to the hills, then you can also easily explore the Lake District and Yorkshire Dales National Parks from an Over Kellet base; for the walkers, climbers, runners, cyclists, potholers, sailors, wild swimmers and horse riders amongst you, the National Parks offer everything and more. Closer to home, diving or open water swimming is available at Capemwray Diving Centre.

**The three R's** - there are primary schools in Over Kellet (Over Kellet Wilson's Endowed Church of England Primary School), Burton-in-Kendal and Carnforth and as far as secondary schools are concerned, Lancaster is home to the well-regarded boys' and girls' grammar schools and there are secondary schools at Carnforth, Milnthorpe (Dallam School), Kirkby Lonsdale (Queen Elizabeth School) and Lancaster. Independent Schools are at Sedbergh (with the Preparatory School at Casterton) and Windermere.

**Travel by car** - access to the M6 is at Junction 35 (1.2 miles) which brings many larger towns and cities within reach of a daily commute.

**Travel by train** with stations at Lancaster or Oxenholme (14.5 miles) on the West Coast Main line with direct trains to London Euston, Glasgow and Edinburgh. Carnforth is home to the historic railway station featured in the 1945 classic film 'Brief Encounter' - it's on a branch-line with daily services to Leeds, Barrow, Manchester and Manchester Airport.

**Travel by air** - airports at Manchester 66.8 miles, Liverpool 70.9 miles and Leeds Bradford 59.8 miles being the closest.

**To find the property** - exit J35 of the M6, take the B6254 towards Over Kellet. Proceed into the village, and just before the village green and after the road signposted Nether Kellet, The Gables is the first property on the right.

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## Services and specifications

- Mains electricity, gas, drainage and water
- Gas central heating with combi boiler and wood burning stove in the sitting room
- B4RN Broadband connected - if you're not familiar with this excellent local service offering hyperfast broadband and unlimited bandwidth please have a look at their website [b4m.org.uk](http://b4m.org.uk). This is fabulous if you are looking to work from home (and has made such a difference when trying to strike the live/work balance) or just stay connected with the outside world.
- Single glazed windows with secondary glazing set in stone mullion and double glazed window set in wooden frame
- Kitchen installed in 2022 by Richmond Kitchens
- Oak floor in the sitting and dining room
- Amtico floor in the kitchen
- External power points and sensor lighting
- Security alarm





## The finer details

### Council tax

The Gables is currently banded E for Council Tax purposes. Potential purchasers are advised to verify this information for themselves.

### Local Authority

Lancaster City Council

W: [www.lancaster.gov.uk](http://www.lancaster.gov.uk) T: 01524 582000

### Please note

- All carpets, blinds, curtains, curtain poles, light fittings and integral white goods are included in the sale
- Garden furniture, pots and planters are available by separate negotiation
- The property is Grade II Listed

### Money Laundering

Prospective buyers should be aware that in the event that they make an offer for the property, they will be required to provide the agent with documents in relation to the Money Laundering Regulations; one being photographic ID, i.e. driving licence or passport and the other being a utility bill showing their address. These can be provided in the following ways: by calling into the agent's office with copies or by way of a certified copy provided via their solicitor. In addition prospective buyers will be required to provide information regarding the source of funding as part of the agent's offer procedure.

**The Gables, The Green, Over Kellet, LA6 1BU**

Approximate Gross Internal Area = 134.0 sq m / 1442 sq ft

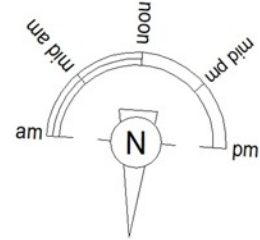


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1009088)

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