

JUBILEE BARN

£390,000

Nether Kellet, LA6 1ES

Set in the heart of this popular village, a spacious end terrace stone and slate barn conversion enjoying a lovely open aspect across the village green to the front.

Stylishly upgraded to create a fabulous holiday let and then more recently a rental property, the well maintained accommodation offers a sociable flow of ground floor space with sitting room open to dining kitchen. There's also an entrance hall with cloakroom and a utility/boot room. Four bedrooms, one currently used as an office, en suite shower room and house shower room. Detached garage and ample private parking as well as low maintenance gardens with walled, gravel and flagged side garden and to the rear, an elevated terrace.

Enjoy village life whilst remaining accessible - it's extremely convenient for Lancaster, road and rail links.





Welcome to **JUBILEE BARN**

£390,000

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Here's our **TOP TEN** reasons to love Jubilee Barn:

- 1. Location, location, location** - situated in a highly accessible village with a lovely open aspect across the village green to the front.
- 2. A spacious end terrace stone and slate barn conversion** with some character features, stylishly presented and with a contemporary feel. The accommodation is set over two floors with an approximate gross internal area of 1442 sq ft (134 sq m).
- 3. Come on in** to the good sized entrance hall with part panelled walls, cloaks cupboard and two piece cloakroom.
- 4. Generous sitting room** with arched window overlooking the village green and feature electric fire. The sitting room is open to...
- 5. ... the sociable dining kitchen** - to one end is the kitchen, being dual aspect and fitted with a range of base and wall units, breakfast bar, granite worktops and integral appliances including dishwasher, fridge/freezer, oven, grill and induction hob and to the other, space for a dining table. There is also a free-standing bar.
- 6. Practical utility/boot room** - a later extension with external access, base units, granite worktops, sink unit, space for an under counter washing machine and exposed stone wall.
- 7. Sweet dreams** - off the landing are four double bedrooms. Bedroom 1 has a built-in wardrobe and an en suite shower room and along with bedroom 2, overlook the garden to the rear. Bedrooms 3 and 4 overlook the village green to the front with bedroom 4 currently arranged as a home office. Also to the first floor is a house shower room with twin wash basins.
- 8. Low maintenance garden** - to the side is a gravel and flagged garden with stone wall boundary. Stone steps lead up to the gravel parking area and a screened flagged terrace with a pergola.
- 9. Garage and parking** - approached via Springfield Gardens to the rear is a detached single garage with an electric up and over door, power, light and personnel door. There is paved parking to the front and adjacent to the garage and further gravel parking to the side.
- 10. Surrounded by picturesque countryside** - perfect for those who love the great outdoors. For further information on the area, please turn to page 5.







An attractive, rural and accessible village

Nether Kellet is a popular and highly accessible village, extremely convenient for access onto the M6 at J34 or for the main west coast railway station at Carnforth.

The village itself has a primary school and a village green with the barn enjoying an open aspect across. Nether Kellet is one of the Thankful Villages - only 53 of which are known. These villages and parishes sent men to fight in the Great War, 1914–1918, and all of them came back alive.

Nearby at **Carnforth** (2 miles) there's a choice of supermarkets (Booths, Aldi and Tesco), schools, shops and local services.

Halton-on-Lune is the nearest village (3 miles), set on the north banks of the River Lune just north of Lancaster, it has a church, general shop, butchers, doctors' surgery, sports club and pub.

The Georgian city of **Lancaster** (5.5 miles) offers a comprehensive selection of facilities as well as Lancaster University, Lancaster & Morecambe College and the Royal Lancaster Infirmary.

The picturesque market town of **Kirkby Lonsdale** (11.4 miles) is worth a visit; visitors flock to enjoy this charming town with a host of independent retailers and restaurants.

Fresh air fun - try a walk on the prom in Morecambe, great for a blast of sea air. If your preference is to head to the hills, then you can also easily explore the Lake District and Yorkshire Dales National Parks from a Nether Kellet base; for the walkers, climbers, runners, cyclists and potholers amongst you, the National Parks offer everything and more. Diving or open water swimming is available at Capemwray Diving Centre at Over Kellet.

The three R's - 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) and Kirkby Lonsdale (Queen Elizabeth School).

Travel by car - access to the M6 is at junction 34 (4.4 miles) which brings many larger towns and cities within reach of a daily commute.

Travel by train with a station at Lancaster (6 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 with airports at Leeds Bradford 61.3 miles, Manchester 66.9 miles and Liverpool 72.5 miles.

To find the property - from the M6 exit at J35 and at the roundabout take the 3rd exit onto B6601 signposted Over Kellet/Quarries. Turn right onto Kellet Road/B6254 and turn next left onto Back Lane. After approx. 0.2 miles turn right onto Main Road and then bear left onto Halton Road. After passing Springfield Gardens on the left, Jubilee Barn is the first property on the left.

/// *what3words reference: instance.gradually.twin*



Services and specifications

- Mains electricity, gas and drainage
- Mains metered water
- Gas central heating with combi boiler
- B4RN Broadband connected - if you're not familiar with this excellent local service please have a look at their website b4m.org.uk. This is fabulous if you are looking to work from home or just stay connected with the outside world.
- uPVC double glazed windows with plantation shutters
- Solid oak internal doors
- Cold water tap
- External lighting and power sockets





The finer details

Council tax

Jubilee Barn is currently banded F for Council Tax purposes. Potential purchasers are advised to verify this information for themselves.

Local and Planning Authority

Lancaster City Council

T: 01524 582000 W: www.lancaster.gov.uk

Please note

- Carpets, curtains and blinds, curtain poles, light fittings, integral white goods and washing machine are all included in the sale
- Items of furniture, the bar in the dining kitchen and hot tub are available by separate negotiation
- Jubilee Barn is currently let on an Assured Shorthold Tenancy and the tenant will require 48 hours notice for viewings.

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.

Jubilee Barn, Nether Kellet, LA6 1ES

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

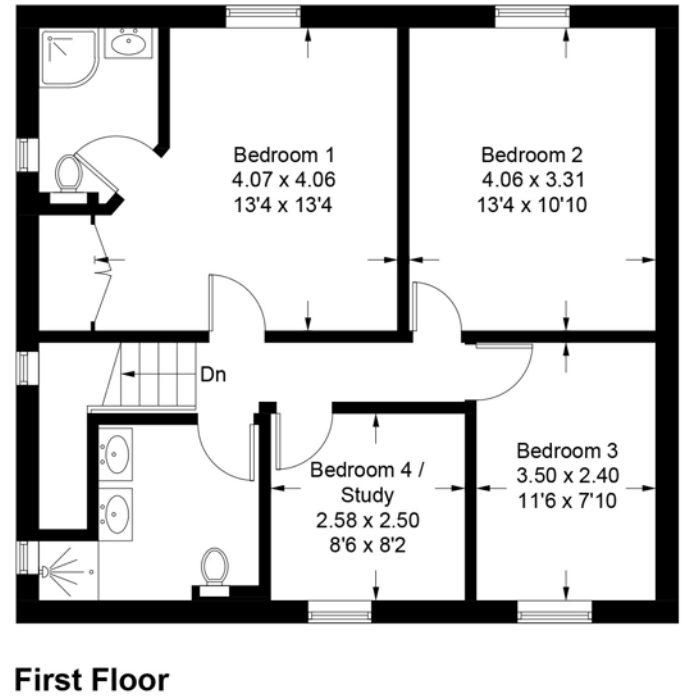
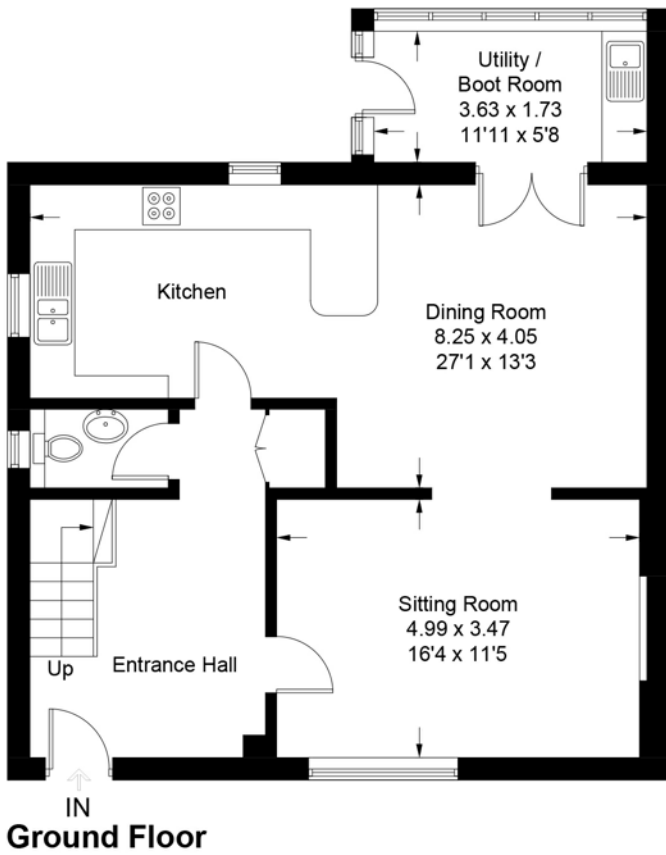
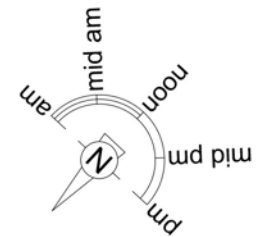


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1080380)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	A	
(81-91)	B	83
(69-80)	C	
(55-68)	D	63
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

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