

HALL FARM HOUSE

£725,000

Over Kellet, LA6 1BS

Dating back to 1704, a Grade II Listed stone and slate farmhouse which has undergone a thorough and sympathetic renovation to create a splendid, modern family home with a lovely combination of old and new.

Spacious, light and bright, character accommodation is set over three floors with sitting room, living/dining kitchen, boot/utility room, cloakroom and four double bedrooms, a single bedroom/study, a house bathroom and two shower rooms, one being en suite. A large single detached garage, generous parking and turning provision and front garden with level lawn, raised beds and flagged seating terraces. Also available as an option to additionally purchase the attached two bedroom cottage.

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





Welcome to **HALL FARM HOUSE**

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Here's our Top Ten reasons to love Hall Farm House:

- 1. Recently renovated, fully refurbished and extended** - an attached, stone and slate farmhouse with light-filled and well-proportioned accommodation set over three floors with a gross internal measurement of c. 2227 sq ft (206.9 sq m) creating a modern family home with a lovely mixture of old and new. The property was extended in 2019, adding a single storey boot room.
- 2. Grade II Listed character** - dating back to the early 18th Century, many of the period features have been retained including the 1704 RGD date stone on the shaped lintel above the front door, beamed ceilings, cruck beams to the second floor, oak window lintels, stone fireplaces, exposed stone walls, an oak spice cupboard in the sitting room with 1715 RG DG engraved and window shutters. Of particular mention are coloured glass bottles displayed on the staircase which were found during the renovation.
- 3. Come on in** through the front door into the central hall. Off here is the welcoming sitting room with substantial stone fireplace and wood burning stove. Across the hall is...
- 4. A wonderful sociable living/dining kitchen** - perfect for family life. The contemporary kitchen is fitted with base and wall units, silestone worktops, breakfast bar and integral appliances comprising Neff dishwasher, refrigerator, combination microwave, oven and induction hob. Backing up the kitchen is a practical utility/boot room with base units, boiler cupboard, Belfast sink, plumbing for a washing machine and two piece cloakroom.
- 5. Sweet dreams** - there are five bedrooms set over two floors. An oak staircase leads to the first and second floors. Off the first floor landing are two super, light and bright double bedrooms (one being en suite) as well as a fifth single bedroom/study. There is an airing cupboard on the half landing to the second floor. There is a large second floor landing with two double bedrooms being open to the apex.
- 6. Contemporary bath and shower rooms** - to the first floor is an en suite shower room and a good-sized four piece house bathroom with elliptical shaped bath, separate shower and a large conservation skylight window. To the second floor, a second shower room serves bedrooms 4 and 5.
- 7. Garage and parking** - a six bar gate leads onto the gravel drive with ample parking and turning and a large detached garage, (20.9' x 19.7' [6.37 m x 6.00 m]) with a cobbled approach, timber double doors, power and light.
- 8. Generous garden** - with level lawn, raised bed and flagged seating terraces.
- 9. Available as an option to additionally purchase** a delightful, attached two bedroom cottage (c. 11159 sq ft [107.7 sq m]) enjoying fabulous far reaching bay views; the accommodation comprises sitting and dining rooms, breakfast kitchen, shower room, cloakroom and an external utility/laundry room, courtyard, seating terrace and parking for one. This would be ideal for multi-generational living or offers potential for an income either from letting or as an Airbnb/holiday let. Please ask the agent for further details.
- 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 Camforth.

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 and a village hall.

The market town of **Camforth** (1.2 miles) has lots of services and plenty going on. There's a choice of supermarkets; Booths, Aldi and Tesco and a good range of independent shops. Lancaster Canal also passes through the town.

The village of **Burton-in-Kendal** (5.4 miles) also offers a good range of local amenities.

The Georgian city of **Lancaster** (8 miles) offers a comprehensive selection of facilities as well as Lancaster University, Lancaster & Morecambe College and the Royal Lancaster Infirmary.

Milnthorpe (8.4 miles) has a weekly market, Booths supermarket and a selection of shops and local services.

The picturesque Cumbrian market town of **Kirkby Lonsdale** (10.1 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 Arnsdale coastal National Landscape 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 Camforth 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 Camforth, Milnthorpe (Dallam School), Kirkby Lonsdale (Queen Elizabeth School) and Lancaster. Independent Schools are at Sedburgh (with the Preparatory School at Casterton) and Windermere.

Travel by car - access to the M6 is at Junction 35 (0.9 miles) which brings many larger towns and cities within reach of a daily commute.

Travel by train with stations at Lancaster or Oxenholme (14.4 miles) on the West Coast Main line with direct trains to London Euston, Glasgow, Edinburgh, Manchester and Manchester Airport. The historic railway station of Camforth is on a branch-line with daily services to Leeds, Barrow, Manchester and Manchester Airport.

Travel by air - airports at Manchester 67.9 miles, Liverpool 73.5 miles and Leeds Bradford 57.7 miles being the closest.

To find the property - exit J35 of the M6 and take the B6254 towards Over Kellet. Proceed into the village and just after the road narrows, take the first turning on the right and turn immediately left onto the drive.

what3words reference: ///earmarkedjunction.restless

Services and specifications

- Mains electricity and drainage
- Metered mains water
- Gas fired central heating
- Wood burning stoves in the sitting room and living dining kitchen
- Under floor heating to the ground floor with radiators to the first and second floors
- A combination of single and double glazing
- B4RN Broadband is 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.
- Porcelain tiled floors throughout the ground floor as well as the floors and walls in the first floor en suite and house bathroom. The second floor shower room has porcelain wall tiles and an oak effect floor.
- Kitchen by Butler Interiors of Kendal and Lancaster
- Solid oak internal doors
- External lighting





The finer details

Council Tax

Hall Farm House is currently banded D for Council Tax purposes. Potential purchasers are advised to verify this information for themselves.

Local and Planning Authority

Lancaster City Council

W: www.lancaster.gov.uk

Please note

- Fitted carpets, blinds, light fittings and integral white goods are included in the sale
- There is a right of way across the first section of the access drive from the highway as this is owned by a third party
- A restrictive covenant prevents the storage of a caravan or motor home
- The property is Grade II Listed - List Entry Number 1071870
- Freehold, with vacant possession on completion

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.

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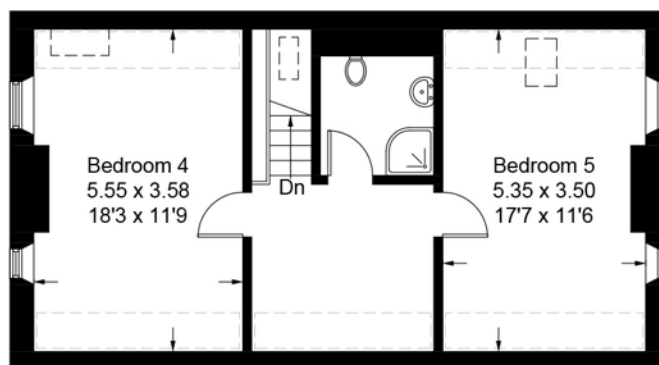
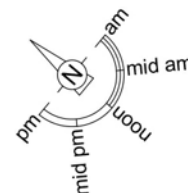
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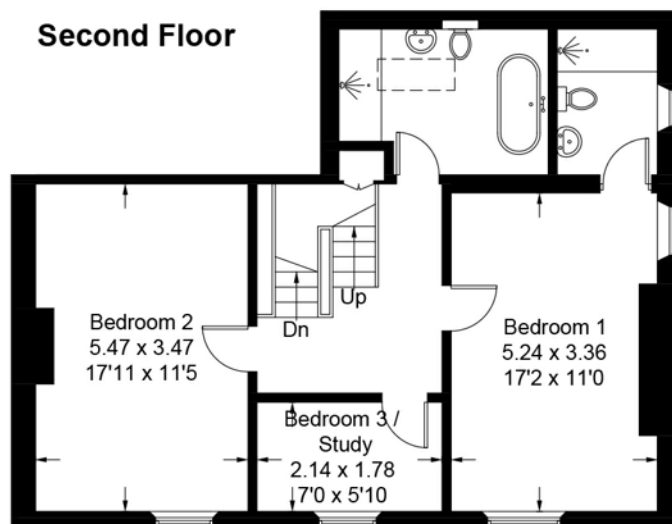
Hall Farm House, Over Kellet, LA6 1BS

Approximate Gross Internal Area = 206.9 sq m / 2227 sq ft

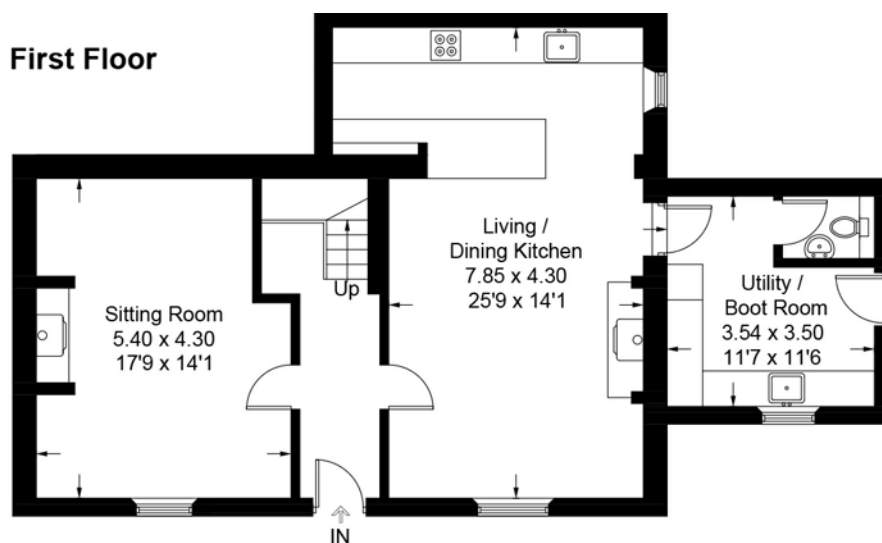
 = Reduced headroom below 1.5m / 5'0"



Second Floor

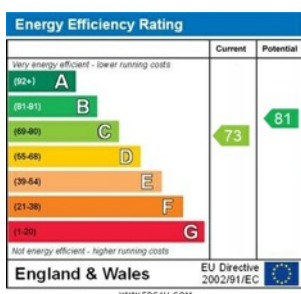


First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1178604)



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