



Nether Kellet

£260,000

12 Church Hill, Nether Kellet, Carnforth, LA6 1ER

12 Church Hill is a beautifully presented semi-detached true bungalow, tucked away in a peaceful cul-de-sac within the highly desirable village of Nether Kellet. Offering stylish, contemporary interiors, two generous double bedrooms and attractive gardens, this delightful home is perfectly suited to those looking to downsize without compromising on space, or anyone seeking the ease and convenience of single-storey living.

Quick Overview

- Semi-Detached True Bungalow
- Two Double Bedrooms
- Contemporary Kitchen
- Easy to Maintain Garden
- Move in Ready Condition
- Well Regarded Schools Nearby
- Quiet Cul-De-Sac Location
- Garage to the Rear
- Shared Driveway & Private Garage
- Ultrafast Broadband Available*



2



1



1



C



Ultrafast
Broadband



Shared Driveway
& Private Garage

Property Reference: C2684



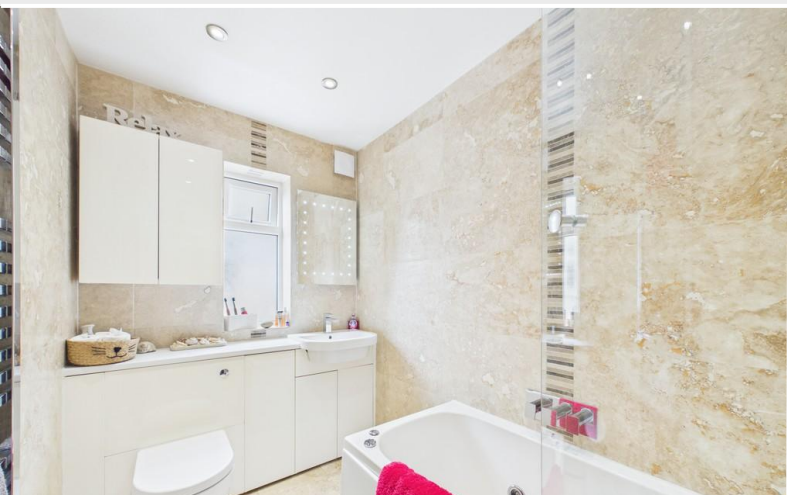
Living Room



Bedroom One



Bedroom Two



Bathroom

Nestled between the market town of Carnforth and the historic city of Lancaster, Nether Kellet is a charming and highly sought-after village surrounded by beautiful Lancashire countryside. Renowned for its friendly community and peaceful atmosphere, the village offers a traditional country pub, village hall and excellent access to a network of scenic walking and cycling routes. Despite its tranquil setting, Nether Kellet enjoys convenient road links via the M6 and A6, making it an excellent choice for commuters, while nearby Carnforth provides a range of everyday amenities, supermarkets, schools and rail connections.

Step through the front door into a welcoming entrance hall, where the well-proportioned accommodation unfolds. To the front of the property, the spacious living room enjoys pleasant views towards the surrounding countryside through a large picture window. A charming wood-burning stove creates a warm and inviting focal point, while there is ample room for both comfortable seating and a dining table, making it an ideal space for relaxing or entertaining.

Positioned at the rear of the home, the modern kitchen has been thoughtfully designed with an excellent range of wall and base units complemented by stylish worktops. Integrated appliances include a fridge/freezer, five-ring gas hob, twin ovens and a 1.5 bowl stainless steel sink with drainer and dishwasher alongside space for a washer/dryer. A large window fills the room with natural light, while a glazed door provides direct access to the rear garden. The kitchen further benefits from the comfort of underfloor heating, with a tiled floor and subtle floor-level lighting completing this stylish and practical space.

The generous principal bedroom overlooks the rear garden and benefits from fitted wardrobes, providing excellent storage while maintaining a sleek and uncluttered feel. Bedroom two is another comfortable double, also featuring integrated wardrobes and a pleasant front-facing aspect.

Serving the home is a spacious and beautifully appointed bathroom, complete with a contemporary vanity unit incorporating the wash basin and WC. A luxurious Jacuzzi-style bath offers the perfect place to unwind, while the overhead shower provides added practicality for everyday living.

Externally, the property continues to impress with its thoughtfully landscaped gardens. To the rear, the tiered garden has been beautifully finished with contemporary grey sandstone paving, creating a stylish, low-maintenance outdoor space with several seating areas ideal for relaxing or entertaining while enjoying views across neighbouring fields. A useful wood store provides convenient storage for logs to fuel the wood-burning stove during the colder months. The front garden is equally well presented, with attractive terraced seating areas that make the most of the countryside outlook and houses an EV charger.

Accommodation (with approximate dimensions)

Living Room 15' 7" x 11' 11" (4.75m x 3.63m)

Kitchen 8' 2" x 13' 5" (2.49m x 4.09m)

Bedroom One 9' 9" x 11' 11" (2.97m x 3.63m)

Bedroom Two 8' 11" x 9' 1" (2.72m x 2.77m)

Bathroom 9' 1" x 5' 5" (2.77m x 1.65m)

Garage 20' 4" x 9' 7" (6.19m x 2.93m)

Property Information

Tenure Freehold (Vacant possession upon completion).

Council Tax Band C - Lancaster City Council.

Services Mains gas, water and electricity.

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

Directions From the Hackney & Leigh Carnforth office, turn right and proceed north on Market Street. Go straight ahead at the traffic lights and follow that road out of Carnforth. Pass the High School on your left, and take the right hand turning onto Back Lane. At the end of Back Lane, turn right onto Main Road then turn right onto Church Hill, number 12 on the right.

What3Words ///kings.summaries.revise

Viewings Strictly by appointment with Hackney & Leigh.

Anti-Money Laundering Regulations 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 £60.00 (inc. VAT) per individual or £50.00 (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 £150 (incl. vat).



Kitchen



Kitchen



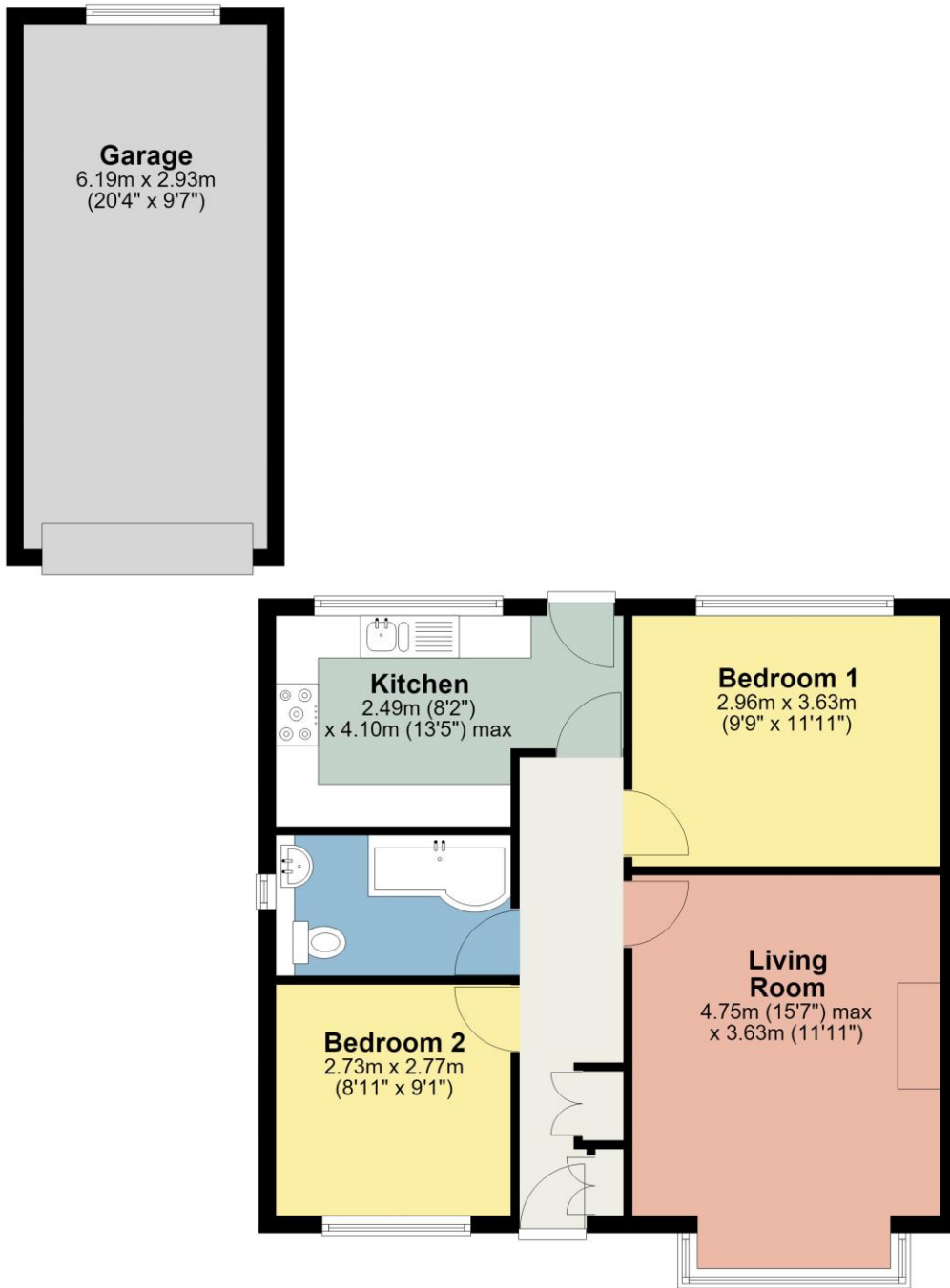
Garden



Garden

Ground Floor

Approx. 74.3 sq. metres (799.7 sq. feet)



Total area: approx. 74.3 sq. metres (799.7 sq. feet)

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF:
Plan produced using PlanUp.

12 Church Hill, Nether Kellet

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 30/06/2026.

Request a Viewing Online or Call 01524 737727