



# Over Kellet

£640,000

Cart Barn, Old Hall Farm, Cockle Lane, Over Kellet, Carnforth, LA6 1DA

Cart Barn is a beautifully crafted five-bedroom home combining rustic charm with modern luxury. Set in the heart of the picturesque village of Over Kellet, this stunning property features an impressive open-plan kitchen and family room with bi-fold doors to the garden, multiple reception spaces, and three en-suite bedrooms. Finished to the highest standard throughout, it offers spacious living across three floors, a stone-walled garden ideal for al-fresco dining, ample parking, and a garage.

Perfectly positioned for countryside walks and excellent transport links, including nearby M6 access and rail connections from Carnforth, Cart Barn offers the ideal balance of rural tranquillity and modern convenience.

## Quick Overview

Superior development of Grade II listed and historical barn conversions

Cart Barn a 5-bed executive property

Located in the sought after village of Over Kellet

High Specification throughout

10 Year New home warranty from AHCI Limited

Open plan living dining kitchens

Private patios and garden

En suite bathrooms

Call the office today to register your interest

B4RN Ultrafast gigabit full fiber Broadband connection right to the house



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B4RN  
Broadband



Off Road Parking  
& Garage

Property Reference: C2340



Entrance Hall



Sitting Room



Office/Snug



Kitchen

Discover the perfect blend of rustic charm and contemporary luxury at Cart Barn, an exceptional five-bedroom barn conversion in the exclusive Old Hall Farm development by Marshaw Developments. Set within the picturesque village of Over Kellet, this stunning home combines handcrafted character with modern design, featuring spacious open-plan living, a bespoke Butler Interiors kitchen with Neff appliances, and bi-fold doors opening onto a walled garden.

With three en-suite bedrooms and house bathroom, a stylish principal suite, and countryside views, Cart Barn offers refined rural living just minutes from the M6 and Carnforth. Enjoy the tranquillity of village life with easy access to the Lake District and Yorkshire Dales a truly unique retreat for modern family living.

Tucked away in the charming village of Over Kellet, Old Hall Farm is an exclusive collection of bespoke barn conversions. Blending rustic character with modern luxury, each home offers a unique countryside retreat just five minutes from the M6.

Expertly crafted by Marshaw Developments, these homes showcase exceptional attention to detail, preserving original features while delivering contemporary comfort. Each property also comes with a 10-year AHCI warranty for peace of mind.

Cart Barn is an exceptional five-bedroom barn conversion, beautifully positioned at the heart of this exclusive development. Blending character charm with contemporary design. Accessed from the rear via a stone-flagged path, the feature barn entrance opens into a spacious central hallway. Downstairs, a reception room with dual opening doors into the garden offers a perfect living area. A downstairs rest room with WC and wash basin and a room to the rear of the property offers the perfect space for a home office, play room or much more.

The heart of the home is the expansive kitchen-living area, stretching the full width of the property. This stunning open-plan space features bi-fold doors opening onto the rear garden, creating a seamless indoor-outdoor flow. The kitchen itself showcases a high-end German design by Butler Interiors, complete with sleek handleless cabinetry, integral Neff appliances and a central island, combining functionality with exceptional style. A separate utility room offers additional storage and laundry facilities.

To the first floor, a generous landing with side elevation views leads to the principal bedroom suite, which spans the full width of the property. This luxurious space includes a dressing room with bespoke fitted wardrobes and a large en-suite shower room. Two further bedrooms on this floor also enjoy en-suite shower rooms, while a beautifully appointed house bathroom serves the remainder of the floor, all finished to a contemporary specification. The top floor provides two additional bedrooms, offering flexibility for guests, home working or growing families, and benefits from useful eaves storage and a discreetly positioned cylinder cupboard.

Outside, the property features a stone-walled rear garden with a generous lawn and stone-flagged patio, perfect for al-fresco dining and entertaining. Ample private parking is provided in front of the garage, which includes an up-and-over door for secure storage.



Kitchen



Bedroom One



Bedroom Two



Bedroom Three



Family Bathroom



Bedroom Four

Cart Barn is centred around a charming village green. The village boasts a welcoming pub, local school and a strong community spirit. The property offers superb connectivity, with the nearby market town of Carnforth providing access to the West Coast Mainline and direct trains to London Euston. The area is surrounded by stunning countryside including Warton Crag, the Arnside and Silverdale Area of Outstanding Natural Beauty and the Lune Valley, with the Lake District and Yorkshire Dales National Parks just a short drive away – ideal for outdoor enthusiasts and family adventures.

#### Accommodation (with approximate dimensions)

Entrance Hall 4' 4" x 17' 0" (1.32m x 5.18m)

Living Room 10' 1" x 10' 0" (3.07m x 3.05m)

Kitchen/Living Area 14' 3" x 26' 2" (4.34m x 7.98m)

Utility 6' 5" x 3' 0" (1.96m x 0.91m)

Office/Snug 7' 11" x 8' 8" (2.41m x 2.64m)

Bedroom One 11' 4" x 15' 2" (3.45m x 4.62m)

En-Suite 10' 9" x 6' 2" (3.28m x 1.88m)

Bedroom Two 11' 0" x 10' 2" (3.35m x 3.1m)

En-Suite 6' 8" x 6' 1" (2.03m x 1.85m)

Bedroom Three 9' 6" x 9' 3" (2.9m x 2.82m)

En-Suite 8' 2" x 3' 3" (2.49m x 0.99m)

Family Bathroom 8' 3" x 5' 7" (2.51m x 1.7m)

Second Floor Landing 9' 8" x 13' 1" (2.95m x 3.99m)

Bedroom Four 9' 9" x 13' 5" (2.97m x 4.09m)

Bedroom Five 9' 5" x 13' 4" (2.87m x 4.06m)

#### Property Information

Services Mains gas, water and electricity.

#### Council Tax

Tenure Freehold (Vacant possession upon completion).

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

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Directions From the Hackney & Leigh Carnforth Office, turn right onto Market Street and continue past the traffic lights onto Kellet Road following signs for Over Kellet. After approximately 1.5 miles, turn left into Old Hall Farm, Cart Barn is the third one in on the left, accessed via the paved driveway.

Warranty 10 Year New home warranty from AHCI Limited trading as Advantage

AHCI Limited is an Appointed Representative of Waltons Insurance Brokers Limited, who are authorised and regulated by the Financial Conduct Authority and approved by an extensive list of mortgage lenders Trusted and approved by the sector.



Bedroom Five



En-Suite Bedroom One



En-Suite Bedroom One



Garden Area

Request a Viewing Online or Call 01524 737727

## Meet the Team

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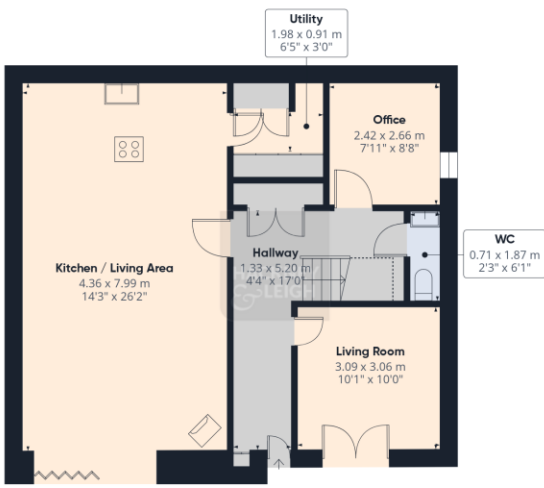


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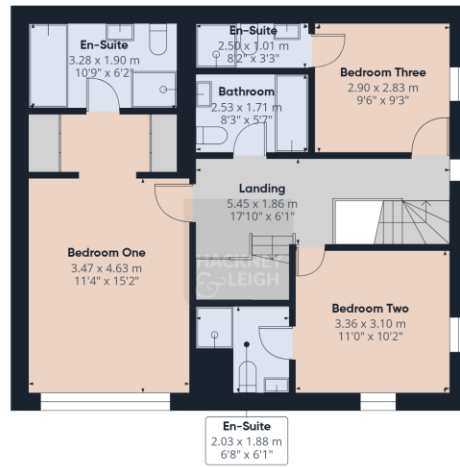


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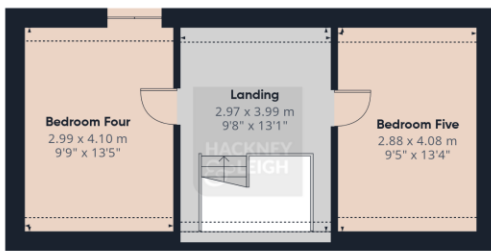
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Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

**Approximate total area<sup>(1)</sup>**  
205 m<sup>2</sup>  
2207 ft<sup>2</sup>

**Reduced headroom**  
5.4 m<sup>2</sup>  
58 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

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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 21/10/2025.