



Tithe Barn
Over Kellet | Carnforth | LA6 1BZ

 FINE & COUNTRY



Welcome to Tithe Barn, Over Kellet, Carnforth, LA6 1BZ

Full of character with exposed stone, abundant exposed beams and wooden floors, Tithe Barn has been upgraded with contemporary fittings and offers well-presented spacious accommodation.

In summary, the generous accommodation provides a deep porch, hall, dramatic double height sitting room, sociable dining kitchen, utility room, four ensuite double bedrooms, a nursery/hobbies/office, stylish house bathroom, generous games room and gym. Outside is a detached garage with a workspace or store room above. Enclosed gardens offer space to relax and for children to play with off road parking included within the boundary.

The barn benefits from a Conservation Area village location with panoramic views of open countryside including impressive Warton Crag and excellent communication links via the road and rail network.

Tithe Barn represents an opportunity to enjoy a slice of village life in a large, characterful property, it's perfectly suited for family life or for couples who wish to spread out, embrace the space with home working, hobbies and hosting.



Location

Tithe Barn is located on the edge of the attractive village of Over Kellet enjoying westerly views and great sunsets across fields over the road and across to Warton Crag with glimpses of Morecambe Bay.

Over Kellet offers all the advantages of village life (a pub, primary school, village hall and church) alongside excellent connectivity to the wider world thanks to the narrow communications corridor which runs to the west of the village, this includes the M6 motorway, the A6 trunk road, the main line railway and Lancaster Canal. Transport links are therefore to hand with convenient access onto the M6 at J35, train stations on the main West Coast line at both Lancaster and Oxenholme (Kendal) depending on the direction of your travel and a branch line station at Carnforth offering connections to Manchester Airport and Leeds. Over Kellet is preeminently well-connected bringing travel for work and pleasure within easy reach.

There is a primary school in the village with others in neighbouring towns and villages. The closest secondary school is in Carnforth with the house being in catchment for Lancaster's grammar schools.

The countryside backdrop includes Morecambe Bay and the protected National Landscapes of both Arnsdale & Silverdale and the Forest of Bowland, as well as the Lune Valley and the impressive Lake District and Yorkshire Dales National Parks. For everyday needs, the nearest town is Carnforth where you will find doctors, dentists, opticians, vets, a busy high street and a choice of supermarkets. The closest city is Lancaster which has established cultural scenes, bars and restaurants and a good mix of national and local retailers. There is also a wide range of professional services and good healthcare provision with both private and NHS hospitals represented.







Step inside

The recessed and sheltered front door opens into the generous hall, the stairs rising at the far end against a picture window through which are impressive views – it makes for an impressive entrance.

To offer versatility the bedroom accommodation is arranged across two floors with two double bedrooms on the ground floor, both of which have an ensuite shower room.

Also on the ground floor, the utility room provides good storage having grey sleek high gloss cabinets and an excellent deep cupboard for coats, boots and shoes. A secret door leads into a super games room, a characterful room which comes complete with a full-sized Riley Aristocrat snooker table and scoreboard. With a fitted bar and two glazed doors opening to the garden, this is a great room for entertaining. A versatile room, presently used as a gym completes the ground floor layout.



The primary living accommodation is on the first floor to take advantage of the far-reaching and impressive views. The airy and characterful stairwell opens to a spacious landing through which double doors open to the spacious dining kitchen; a great space for gathering as a family and socialising with friends. It's well equipped with good storage provision and has an island unit extending into a breakfast room still leaving ample room for a dining area and a gas stove for atmosphere and centering your snug seating around. Double opening glazed doors with glass side panels lead into the dramatic sitting room, when opened the combination of the two large rooms is exceptional. The vast double height sitting room has exposed roof trusses, triple aspect views, a wood burning stove and a door leading to a set of external steps down to an outside seating terrace. It's a fantastic room for a party... and a very tall Christmas tree! There are two further double bedrooms on the first floor, both of which have ensuite shower rooms, the fifth bedroom is a delightful office, hobbies room or nursery with a stylishly appointed house bathroom (where a contemporary free standing bath takes centre stage with a large shower, vanity wash basin and WC in support) completing the first floor layout. The bedroom layout offers great flexibility for those with older children or accommodating guests.



Step Outside

The detached double garage (built in 2023) has an electric roller door with stairs to a first floor room, the view from here is tremendous, so whether you plan on this being an office (a fitted desk runs along two walls) or a dedicated hobbies room it's a versatile space.

The gated grounds are secure for children and dogs with room to park alongside the garage and enjoy sitting and eating outdoors on the paved areas, notably the main terrace enjoys 180 degree panoramic views – a stunning backdrop to the outdoor area. No need to mow, the lawn is artificial to enable more time to enjoy your free time.

External light, power and water.



FURTHER INFORMATION

On the Road

Carnforth	1.5 mile
Lancaster	7.6 miles
Kirkby Lonsdale	9.7 miles
Kendal	16.5 miles
Bowness on Windermere	25.2 miles
Manchester	58.7 miles

Transport links	
Carnforth railway station	1.7 miles
M6 J35	1.2 miles
Manchester airport	68.2 miles
Liverpool airport	73.7 miles

The above journey distances are for approximate guidance only and have been sourced from the fastest route on the AA website from the property postcode.

Internet Speed

Mobile and broadband services

For information on broadband and mobile services at the property, we advise prospective purchasers to consult the Ofcom website: checker.ofcom.org.uk

Services

Mains electricity, gas, water and drainage. Gas fired central heating from a Vaillant boiler located in the gym and capable of control via an App. Security alarm. Gated entrance with video intercom entry.

Lancaster City Council – Council Tax band G

Tenure - Freehold

Rail Journeys

Based on approximate direct train journey times from Oxenholme train station on the main West Coast line. Train service durations vary, please check nationalrail.co.uk for further details.

57 mins	Manchester (Picadilly)
2 hr, 30 mins	London (Euston)
2 hr, 17 mins	Edinburgh

Directions

what3words ///falls.asterisk.during

Download the what3words App or go online for directions straight to the property.

Included in the sale

Fitted carpets, curtains, curtain poles, blinds, light fittings, Riley Aristocrat snooker table, scoreboard, integral kitchen appliances as follows: Leisure range cooker, fan, Beko fridge freezer, Candy dishwasher, Russell Hobbs slimline wine store, Logik washing machine, Electra condenser dryer and an Empire integral drinks fridge in games room.

Available by way of further negotiation is the gym equipment and the dresser in the kitchen.

Anti Money Laundering Regulations (AML)

Due to the Money Laundering Regulations, now officially known as Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 we are required to follow government legislation and carry out identification checks on all purchasers. We use a specialist third party company to conduct these checks at a charge of £48 inclusive of VAT per buyer once an offer has been accepted and you will be unable to proceed with the purchase of the property until these checks have been carried out. This charge is non-refundable.

Places to visit

Cinema - The Dukes and Vue in Lancaster, Reel in Morecambe
Live theatre - The Dukes and Lancaster Grand, during the summer there are open air productions in Williamson Park
The Platform, Morecambe a former Edwardian railway station now a quirky venue for music, comedy, dance, drama and children's shows
In Lancaster and Kendal there are theatres, cinemas, museums and historic buildings
Local historic houses to visit - Levens Hall, Leighton Hall, Sizergh Castle (National Trust) and Holker Hall
RSPB Morecambe Bay and RSPB Leighton Moss
Nature Reserves at Warton Crag and Gait Barrows

Sport and recreation

Golf clubs – Silverdale, Lancaster, Morecambe, Kendal, Grange over Sands, Casterton and Kirkby Lonsdale

Diving and open water swimming – Capernwray Diving Centre

Gyms and health clubs – a gym in Warton, pool and gym at Pure Leisure, Borwick, leisure centres at Kendal and Salt Ayre, Lancaster, 3-1-5 fitness centre at Lancaster, Cheyette Fitness at Hest Bank and the Lancaster University Sports Centre offers a swimming pool, gym, climbing wall as well as tennis, badminton and squash facilities.
Parkrun on a Saturday morning on Morecambe Promenade and in Williamson Park, Lancaster

Places to eat

Informal dining, cafes and pubs

The Eagles Head – within walking distance in the village
Old School Brewery, Warton
The Longlands Inn and Restaurant, Tewitfield
Levens Kitchen, Levens
The Royal, Bolton le Sands
The Plough, Lupton
Avanti, The Sun Inn, The Royal Hotel, Royal Barn and No.9 all in Kirkby Lonsdale

Special occasions

The Quarterhouse, Quite Simply French and Merchants 1688 all in Lancaster
L'Enclume and Rogan and Co, both in Cartmel
Gilpin Hotel and Lake House, Linthwaite House and The Samling, all in Windermere

Great walks nearby

Locally, a combination of lanes and footpaths provide a variety of routes. The shorelines at Hest Bank and Bolton le Sands are popular as are promenades at Morecambe and Grange over Sands. Lancaster Canal is great for a level walk, with pubs located along the way for refreshment. On a wider level there is access to some excellent walking country all within easy reach; the national parks of the Lake District and Yorkshire Dales. The protected National Landscapes of Arnside and Silverdale and the Forest of Bowland as well as the Lune and Cartmel Valleys.

Schools

Primary

Nether Kellet Community Primary School
Carnforth Community Primary School, Our Lady of Lourdes Catholic Primary School and Carnforth Christ Church CoE Voluntary Aided Primary School, all in Carnforth
Archbishop Hutton's Primary School, Warton
Arkholme CoE Primary School

Secondary

Lancaster Royal Grammar School
Lancaster Girls' Grammar School
Carnforth High School
Dallam School, Milnthorpe
Queen Elizabeth School and QEStudio, Kirkby Lonsdale
The Queen Katherine School and Kirkbie Kendal School, both in Kendal

Further Education

Lancaster and Morecambe College
Kendal College
Lancaster University
University of Cumbria (Lancaster campus)

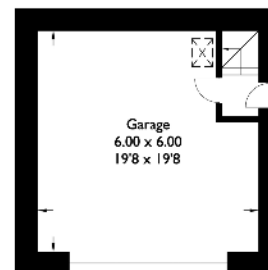


Tithe Barn

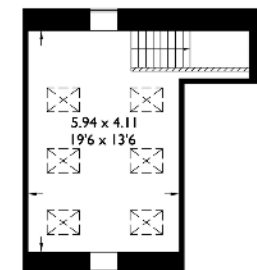
Approximate Gross Internal Area : 338.48 sq m / 3643.36 sq ft

Outbuildings : 63.11 sq m / 679.31 sq ft

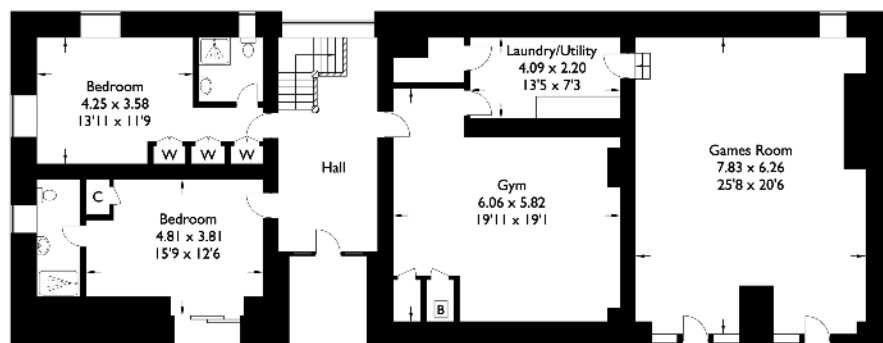
Total : 401.59 sq m / 4322.67 sq ft



Outbuilding Ground Floor



Outbuilding First Floor

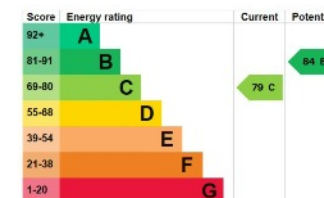


Ground Floor



First Floor

For illustrative purposes only. Not to scale.
Whilst every attempt was made to ensure the accuracy of the floor plan,
all measurements are approximate and no
responsibility is taken for any error.



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals. Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques. We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated, courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home

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