



Nether Kellet

£325,000

2 Channel Head, Shaw Lane, Nether Kellet, Carnforth, Lancashire, LA6 1HA

Tucked away in a quiet corner of the ever-popular village of Nether Kellet, this beautifully presented double-fronted cottage is a true hidden gem, offering a wonderful blend of space, character and charm. With generous living space and a superb rear garden; ideal for families, entertaining and relaxed village living.

Quick Overview

Double Fronted Stone Built Cottage
Packed with Character and Charm
Two Double Bedrooms
Ideal For Family Living
Impressive Rear Gardens
Sought After Village Location
Well Regarded Schools Nearby
Chain Free
On Street Parking
Ultrafast Broadband Available *



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Ultrafast
Broadband



On Street
Parking

Property Reference: C2228



Entrance Hall



Kitchen



Open Plan Dining Kitchen



Living Room

Nether Kellet is a small, picturesque village in Lancashire, England, situated just north of Lancaster and close to the town of Carnforth. Known for its rural charm, the village is surrounded by rolling countryside and farmland that reflect its long agricultural history.

On entering 2 Channel Head, you are welcomed into a bright and spacious entrance hallway with underfloor heating and plenty of room for coats and muddy boots after a day spent in the garden. To the left is the impressive open-plan kitchen and dining room, offering space for a large dining table, making it ideal for family life and entertaining. A charming inglenook fireplace with log-burning stove and stone hearth provides a beautiful focal point.

The kitchen is fitted with a range of wall and base units with complementary work surfaces, a ceramic sink and drainer, and integrated appliances including a Rangemaster gas cooker with matching extractor hood, integrated dishwasher and space for a fridge freezer.

To the right of the hallway is the cozy living room, featuring an open coal fireplace with cast iron surround and tiled hearth. Also located on the ground floor is a useful utility room, fitted with wall units, freestanding base units with stainless steel worktop, plumbing for a washing machine, space for a dryer and a wall-mounted Vaillant boiler.

Upstairs, the property offers two double bedrooms- bedroom one being particularly generous in size- a third single bedroom and the family bathroom. The bathroom is fitted with a four-piece suite comprising a freestanding roll-top bath, corner shower cubicle, pedestal wash basin and WC.

Externally, the property benefits from a small rear patio leading to a raised lawned garden with a useful storage shed. This in turn opens onto a further generously sized lawned garden, featuring a variety of fruit trees and mature borders. The garden offers ample space for children and pets to play, while also providing a peaceful setting for summer relaxation or entertaining friends and family. An additional shed is located at the top of the garden, providing further storage.



Bathroom



Bedroom One



Bedroom One



Bedroom Two



Bedroom Three



Rear Garden

Accommodation (With approximate dimensions)

Entrance Hall 5' 10" x 19' 11" (1.78m x 6.07m)

Kitchen 13' 4" x 5' 7" (4.06m x 1.7m)

Dining Room 13' 4" x 14' 1" (4.06m x 4.29m)

Living Room 10' 0" x 13' 10" (3.05m x 4.22m)

Utility Room 9' 11" x 5' 8" (3.02m x 1.73m)

First Floor Landing 5' 8" x 20' 9" (1.73m x 6.32m)

Bedroom One 13' 5" x 12' 4" (4.09m x 3.76m)

Bedroom Two 10' 2" x 12' 3" (3.1m x 3.73m)

Bedroom Three 10' 1" x 8' 1" (3.07m x 2.46m)

Family Bathroom 13' 3" x 8' 2" (4.04m x 2.49m)

Property Information

Tenure Freehold.

Services Mains electric, mains gas, mains water and mains drainage.

Council Tax Lancaster City Council - Band C.

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 over 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 (signposted to Nether Kellet). Proceed along the road for just over a mile until you come to a T Junction. Turn right onto Main Road and take the second left, onto Halton Road. Follow the road to the end and turn left onto Shaw Lane. Follow the road for a short while until you reach the narrow road. Before entering the narrow road, the property is situated on the right hand side.

What3Words ///fear.crank.spillage

Viewings Strictly by appointment with Hackney & Leigh Carnforth Office.

Please Note There is information regarding the history of this property that you may need to be aware of. Please contact our office for more details if appropriate.



Rear Garden



Rear Garden



Rear Garden



OS Map

Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team
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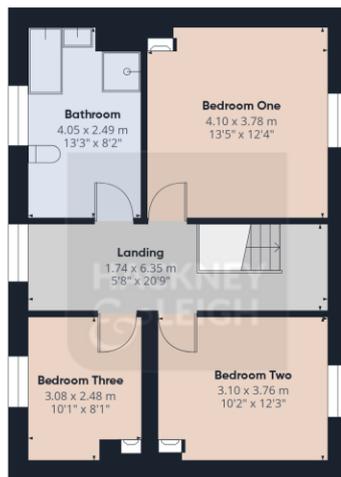
Floor 0

Approximate total area⁽¹⁾

109.2 m²
1176 ft²

Reduced headroom

1.1 m²
11 ft²



Floor 1

(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.

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