



The Orchard

Shaw Lane, Nether Kellet, Carnforth, LA6 1EY

Guide Price £325,000

The Orchard

Nether Kellet

Enjoying an attractive position on the edge of the village, with lovely west-facing views across the road to open fields, this detached true bungalow offers comfortable, easy-to-manage accommodation, attractive gardens and the freedom of single-storey living. It is a particularly appealing choice for those looking to downsize, simplify life and find more time for the things they enjoy.

Set back from the road behind an established front garden, a covered entrance opens directly into the welcoming sitting room. A reproduction Victorian-style fireplace with an inset electric fire provides an attractive focal point, while an inner hallway leads through to the remaining accommodation.

The dining kitchen is a particularly lovely space, bright and airy thanks to its triple aspect, with French doors opening directly onto the rear garden. Contemporary high-gloss cabinetry provides plenty of storage, while the generous proportions allow ample room for a dining set, with space to spare for a comfortable armchair or two. It's an inviting room in which to cook, dine, relax and enjoy the garden outlook.

There are two double bedrooms, both enjoying pleasant westerly views towards the fields opposite. The principal bedroom has the added benefit of a separate walk-through dressing room, providing a useful and versatile space. Completing the accommodation is a modern refitted shower room with a generous shower enclosure incorporating rainfall and handheld fittings, a wash basin and WC.

Throughout, the bungalow is decorated in a neutral palette, creating a calm and welcoming feel. Wood-effect PVC double-glazed windows are complemented by stained timber window cills and traditional panelled internal doors, adding character.

Outside, the gardens are a particular delight, offering attractive, manageable spaces in which to relax and enjoy the outdoors. To the front, a tarmac driveway provides parking for two cars, alongside a neat lawn and established trees and shrubs. Paths lead around both sides of the bungalow to the sheltered rear garden, where a generous paved seating area offers plenty of room for outdoor dining, pots and planters, or simply sitting back with a good book. An externally accessed boiler room provides valuable additional storage and plumbing for a washing machine.

Combining the independence of a detached home with the convenience of everything on one level, this is a lovely opportunity to embrace a more relaxed pace of life. With countryside views to enjoy, a highly accessible location, gardens that won't take over your weekends and comfortable accommodation that's ready to move into, there's plenty to recommend this appealing village-edge true bungalow.





Location

Nestled amongst the gently rolling limestone countryside between Lancaster and Kendal, the charming village of Nether Kellet combines the peace and tranquillity of village life with excellent transport connections; the village enjoys convenient access to the M6 at J35, (2.2 miles), providing easy access to the wider motorway network and surrounding towns and cities. Rail connections are equally convenient, with Carnforth railway station (2.5 miles distant) providing services along the Furness Line towards Barrow-in-Furness and the scenic Benthams Line connecting Lancaster and Morecambe with Skipton and Leeds. Lancaster railway station lies on the West Coast Main Line, offering regular direct services to London Euston, Edinburgh and Glasgow, making Nether Kellet an appealing choice for those seeking a rural lifestyle without sacrificing connectivity.

Nearby Carnforth (2.1 miles) offers a good range of everyday amenities, including supermarkets, independent shops, cafés, pubs, healthcare facilities and other essential services. For a more extensive selection, try the historic city of Lancaster (5.4 miles).

For those who enjoy the great outdoors, there is an abundance of scenic walking, running and cycling routes right on the doorstep. The village is also ideally positioned for exploring the spectacular protected National Landscapes of Arncliffe & Silverdale and the Forest of Bowland, together with the Lake District and Yorkshire Dales National Parks.

At the heart of Nether Kellet is a welcoming, close-knit community, with a range of activities, events and social opportunities for all generations. The village is home to St Mark's Church, a primary school, a public house and well-supported Village Hall, all of which provide important focal points for village life. With its strong community spirit, beautiful rural surroundings and excellent accessibility, Nether Kellet offers an enviable balance of countryside living and modern-day convenience.

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.

Directions

what3words pickle.client.perfumed

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

Services

Mains electricity, gas, water and drainage. Gas fired central heating to radiators from a (combination) Worcester boiler in the boiler room. RING doorbell.

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

Tenure

Freehold

Included in the sale

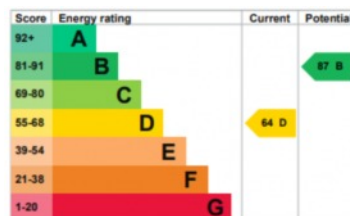
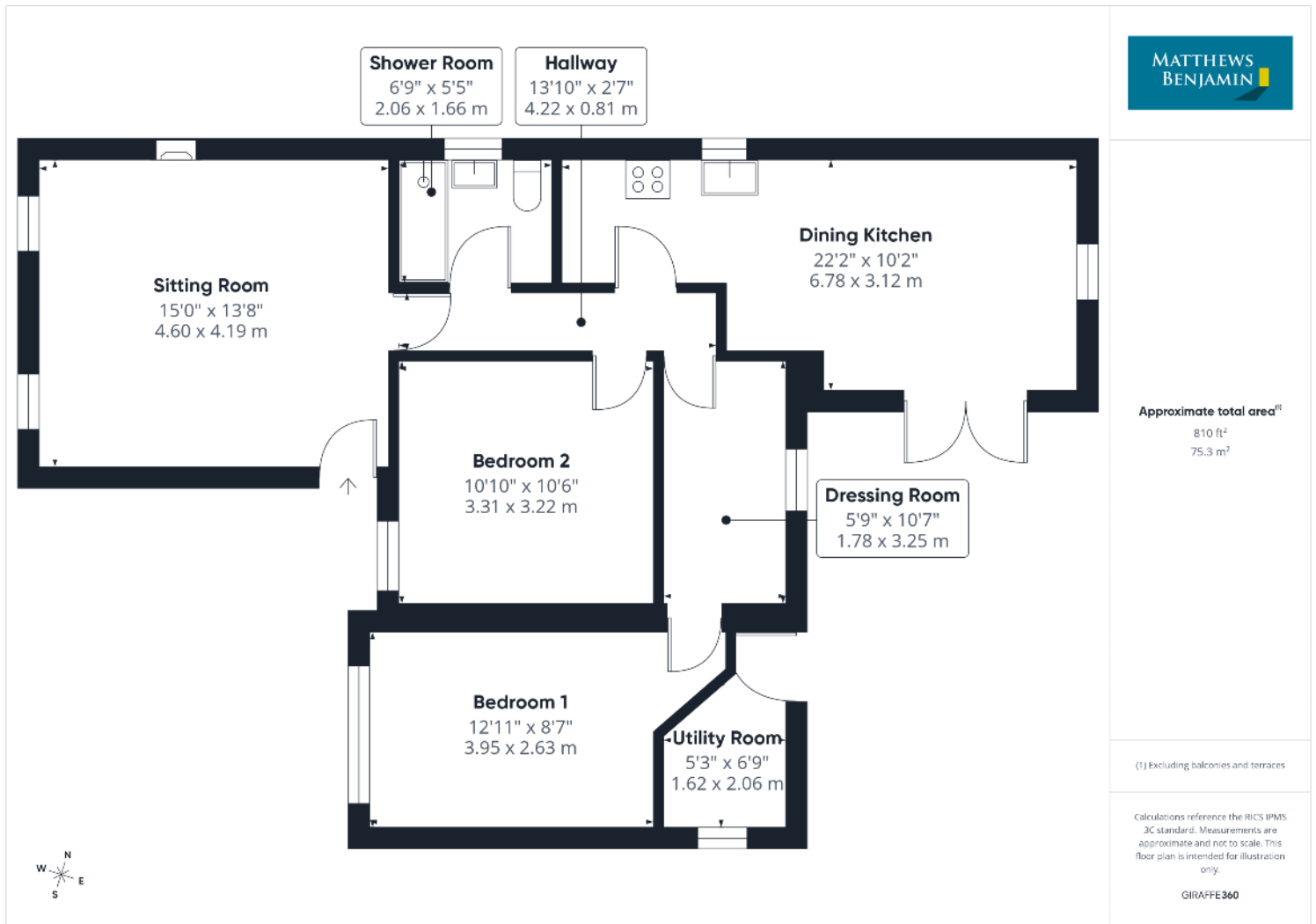
Fitted carpets, curtains, curtain poles, blinds, light fittings and integral kitchen appliances as listed: Lamona electric hob, fan over, Lamona combination oven/grill.

Local Authority charges

Lancaster City Council – Council Tax band C







Viewing is strictly by appointment with the sole agents

The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details are correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.