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Dendron Cottage Capernwray  
Road, Over Kellet, Carnforth, LA6  
1BX

Dendron Cottage, Capernwray Road, Over Kellet, Carnforth

## The property at a glance 2 1 1

- Picturesque Cottage
- Outbuilding
- Two Bedrooms
- Living/ Dining Room
- Stylish Kitchen & Bathroom
- Private Garden & Parking
- Tenure: Freehold
- Property Band: C
- EPC:
- Stunning Location

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**£290,000**

# Get to know the property



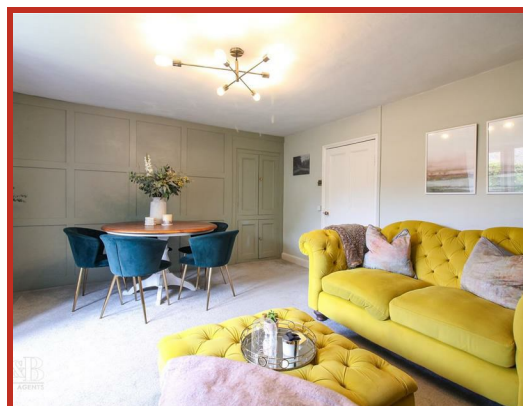
Nestled in the picturesque village of Over Kellet, Dendron Cottage offers a delightful retreat for those seeking a charming home in a stunning location. This enchanting cottage features two well-proportioned bedrooms, making it ideal for small families or couples looking for a peaceful abode.

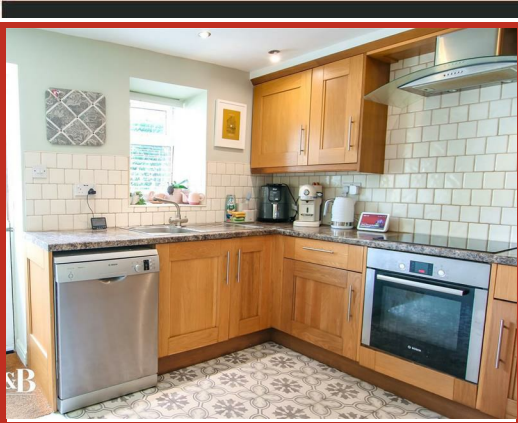
Upon entering, you are welcomed into a cosy living and dining room, perfect for entertaining guests or enjoying quiet evenings at home. The space is filled with character, providing a warm and inviting atmosphere that is sure to make you feel at ease. The cottage also boasts a well-appointed bathroom, ensuring comfort and convenience for its residents.

In addition to the main living space, Dendron Cottage includes a two-floor outbuilding, which presents a multitude of possibilities. Whether you envision it as a home office, a creative studio, or additional storage, this versatile space can cater to your needs.

Parking is a breeze with space available for two vehicles, allowing for easy access and convenience. The surrounding area is simply breathtaking, offering a serene environment that is perfect for leisurely walks and enjoying the beauty of nature.

Dendron Cottage is not just a property; it is a lifestyle choice, providing a unique opportunity to embrace the charm of rural living while remaining close to local amenities. This delightful cottage is a must-see for anyone looking to make a home in a tranquil and scenic setting.





### **Kitchen**

Wooden stable door into kitchen, UPVC window, radiator, mix of panelled wall and base units with laminate worktops, oven with four ring electric hob, extractor fan, sink with mixer tap and draining board, tiled splashback, space for fridge/freezer and dishwasher, tiled flooring, underfloor electric heating, spotlights, stairs to first floor and door to lounge.

### **Living Room**

UPVC windows with mullion surround and panelled framing, inglenook fireplace with stoned surround and log burner, feature panelled wall, integrated storage and wall light.

### **First Floor**

#### **Bedroom One**

UPVC window with mullion surround and radiator.

#### **Bedroom Two**

UPVC window, radiator and built in wardrobes.

#### **Bathroom**

UPVC window, dual flush WC, wall mounted wash basin with mixer tap, panelled bath with mixer tap, electric shower over bath, fully tiled surround, extractor fan, heated towel rail, spotlights and tiled flooring.

### **External**

#### **Ground Floor Outbuilding**

Power and plumbing for washing machine.

#### **First Floor Outbuilding**

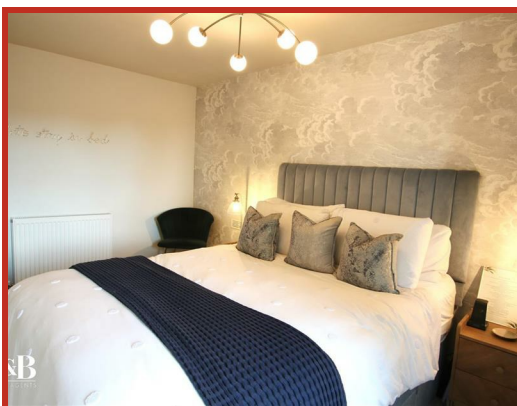
Double doors, Velux window, exposed beams, spotlights, one wall light and wooden flooring.

### **Front**

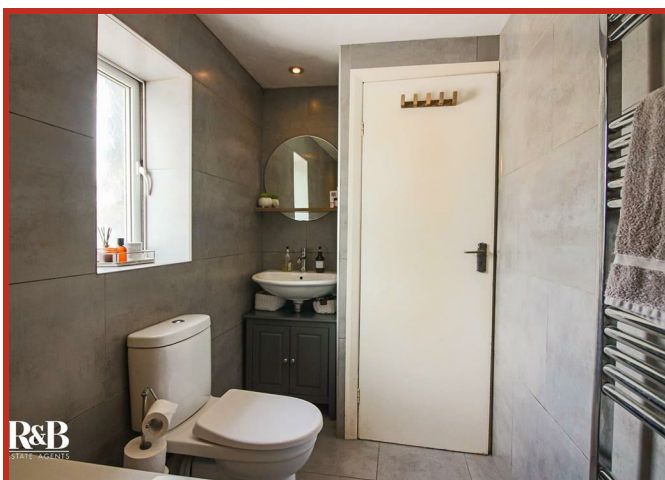
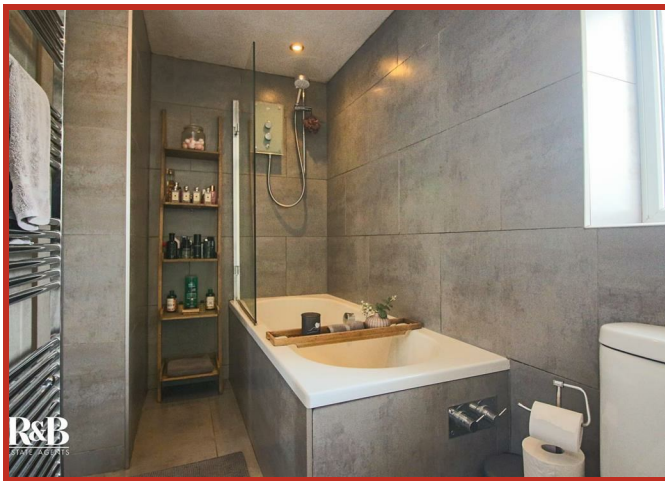
Laid to lawn, bedded area, mature shrubs and driveway to rear.

### **Rear**

Parking for two cars, patio area, bedded area, mature shrubs, electric car charger point and covered storage area.



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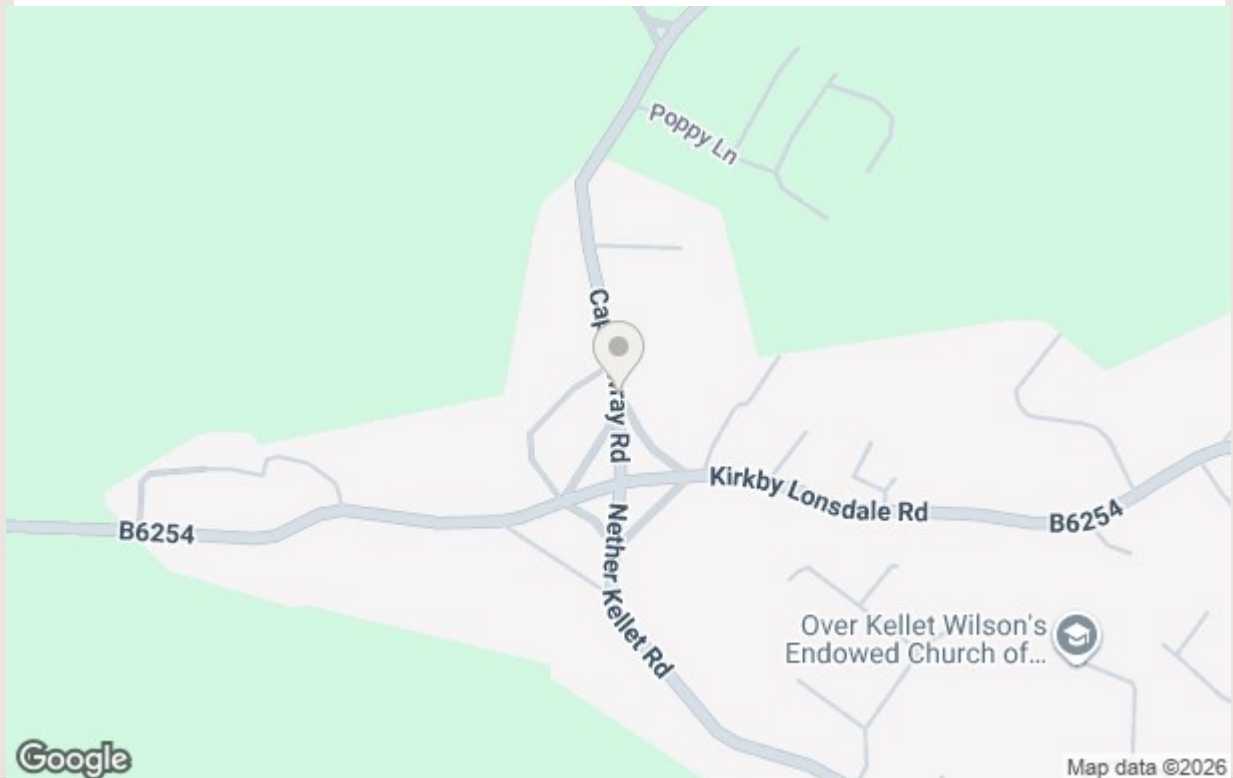
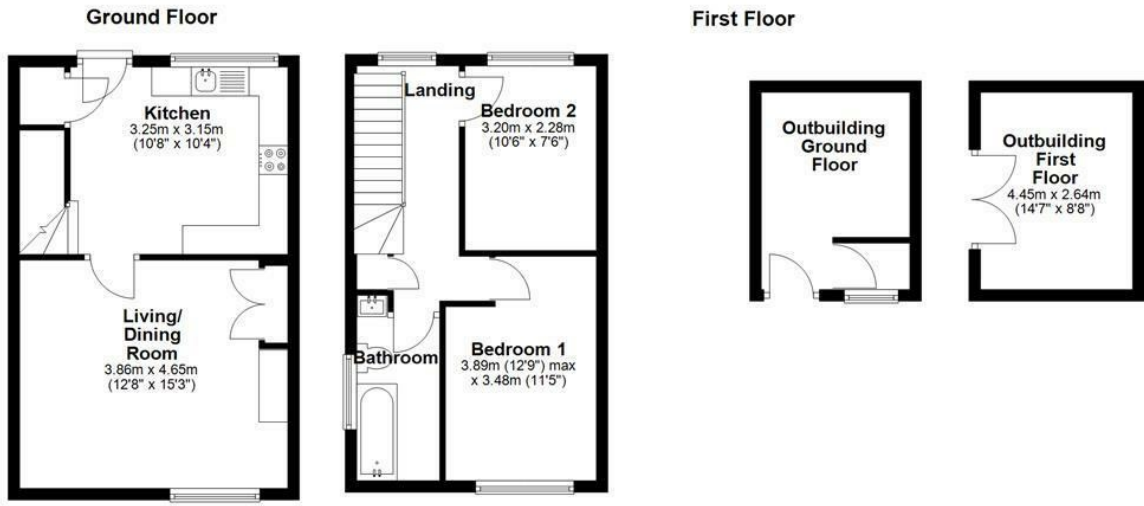
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# Take a nosey round



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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	<b>88</b>
(65-80) <b>C</b>	
(55-64) <b>D</b>	<b>62</b>
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(65-80) <b>C</b>	
(55-64) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC