



Over Kellet

£250,000

18 Church Bank, Over Kellet, Carnforth, LA6 1DT

Situated in the highly desirable village of Over Kellet, this three-bedroom semi-detached home offers spacious and versatile accommodation, making it an excellent choice for first-time buyers, growing families and those looking to downsize without compromising on space.

Quick Overview

Semi-Detached House
Two Double Bedrooms & Further Single
Open Plan Kitchen Diner
Convenient Utility Room
Suited To Various Buyers
Front & Rear Gardens
Sought After Village Location
Commuter Links Close By
On Street Parking
Ultrafast Broadband Available*



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Ultrafast
Broadband



On street parking

Property Reference: C2695



Living Room



Kitchen/Diner



Utility



Bedroom One

Over Kellet is a picturesque and highly sought-after village nestled between Carnforth and the edge of the Lake District National Park. Surrounded by beautiful countryside, the village offers a peaceful rural setting while remaining conveniently positioned for excellent transport links via the M6, A6 and Carnforth railway station. Local amenities include a well-regarded primary school, village hall, church and popular public house, fostering a strong sense of community. With scenic walks on the doorstep and easy access to both the Yorkshire Dales and the Lake District, Over Kellet offers an enviable balance of village living and everyday convenience.

Stepping through the front door, you are welcomed into a bright and inviting entrance hall. To the left, the generous living room enjoys a large front-facing bay window that fills the space with natural light, while a feature fireplace creates a warm and cosy focal point.

The heart of the home is the impressive kitchen dining room, thoughtfully designed for both everyday living and entertaining. Fitted with a range of neutral wall and base units complemented by butcher's block-style worktops, the kitchen benefits from dual integrated ovens, four-ring gas hob and a 1.5 bowl sink with drainer. There is space for an under-counter dishwasher and ample room for a family dining table. A charming log-burning stove, large rear window and patio doors opening onto the garden complete this welcoming space.

Leading from the kitchen, the practical utility room provides valuable additional storage, further wall and base units, plumbing for a washing machine and space for further appliances such as a tumble dryer or freestanding fridge freezer. The ground floor also benefits from a convenient WC, a useful boiler cupboard and a conservatory, currently utilised as a workshop and storage area, offering flexibility to suit a variety of needs.

The first floor comprises three well-proportioned bedrooms. The principal bedroom overlooks the rear garden and is a generous double, bedroom two is a further double with front aspect window and bedroom three is a single, ideal as a nursery or home office with front aspect window. Completing the accommodation is a modern wet room-style bathroom, fitted with a walk-in shower, wash hand basin and WC

Externally, the property boasts gardens to both the front and rear. The enclosed rear garden is predominantly laid to lawn with mature planting and a patio seating area, creating the perfect setting for outdoor dining and relaxing during the warmer months. The front garden is equally well established, with a variety of mature shrubs and trees.

Accommodation (with approximate dimensions)

Entrance Hall 6' 11" x 10' 8" (2.11m x 3.25m)

Living Room 14' 6" x 10' 5" (4.42m x 3.18m)

Kitchen/Diner 21' 6" x 10' 5" (6.55m x 3.18m)

Utility Room 11' 3" x 7' 4" (3.43m x 2.24m)

Downstairs WC

Conservatory 11' x 7' 8" (3.35m x 2.34m)

Bedroom One 14' 7" x 8' 11" (4.44m x 2.72m)

Bedroom Two 11' 9" x 10' 6" (3.58m x 3.2m)

Bedroom Three 9' 6" x 7' 6" (2.9m x 2.29m)

Bathroom 7' x 5' 10" (2.13m x 1.78m)

Property Information

Tenure Freehold (Vacant possession upon completion).

Council Tax Band C - Lancaster City Council

Services Mains gas, water and electricity.

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

Directions From the Hackney and Leigh Camforth Office turn right and proceed north on Market Street. At the traffic lights, carry straight on onto Kellet Road (B6254) proceeding straight ahead, and leave Camforth passing over the motorway bridge. After 1/2 mile you will enter the village of Over Kellet. At the green, turn right and proceed past the Eagles Head pub on the right and take the third turning on your left onto Church Bank where the property can be located by our For Sale sign.

What3Words ///whips.mows.neckline

Viewings Strictly by appointment with Hackney & Leigh.

Anti-Money Laundering Regulations Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £60.00 (inc. VAT) per individual or £50.00 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £150 (incl. vat).



Bedroom Two



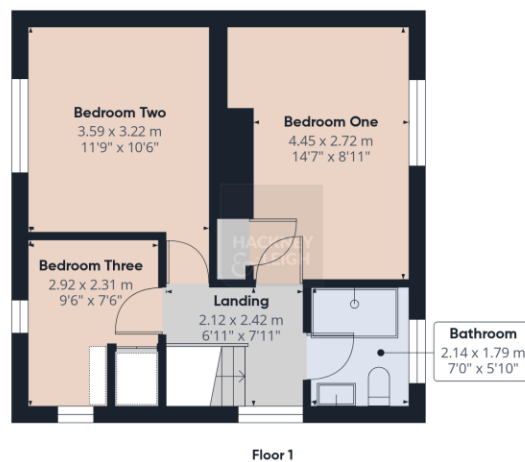
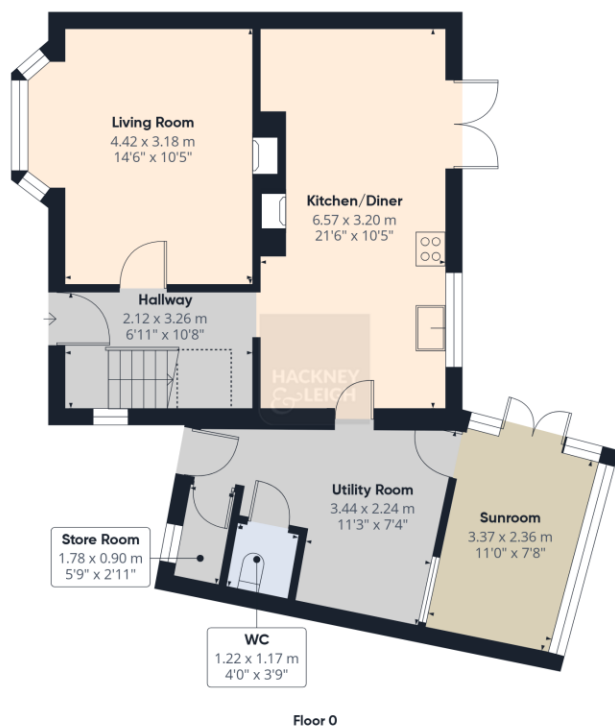
Bedroom Three



Bathroom



Garden



Approximate total area^m

103.6 m²

1114 ft²

Reduced headroom

0.9 m²

9 ft²

(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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A thought from the owners...

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