

Offers Over £695,000



Armitstead
Barnett

Nether Kellet, Carnforth, Lancashire LA5 8AB







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- Grade II listed former manor house, steeped in history, charm and character
- Positioned in a mature setting of gardens, grounds and woodland extending 1.2 acres (0.49 ha) or thereabouts
- Highly accessible position with good access to M6, A6 and Rail network
- Catchment for excellent local schools





Once part of a former manor house, this Grade II listed residence is steeped in history and offers a charming family home which has been upgraded over time and now offers spacious accommodation in a mature setting.

Positioned on the edge of Nether Kellet, the property enjoys a rural position surrounded by rolling countryside and farmland. This accessible location is ideal for those looking to enjoy rural life, yet can quickly access the excellent local transport links via the Bay Gateway, M6 and A6. For those looking to travel further afield, the West Coast mainline can be accessed from Lancaster, with direct links to London Euston. There are plenty of local amenities on offer with the market town of Carnforth a short drive away. For the family market there is a choice of local schools including the Royal Grammar Schools, Queen Elizabeth School Kirkby Lonsdale in the catchment area and some excellent rural primary schools.

The accommodation within the property extends to just under 4000sq.ft and is set over three floors. The spacious living has been altered over time with extensions and adjustments to the original house. Beaumont Cote has been a much loved family home for the last 25 years and now gives the opportunity to create a happy home for the next owners.



Approached via Stellas Lane, this shared driveway gives access to Beaumont Cote, two other residences and Cote Farm. A **gated entrance** opens to a large, gravelled **parking area** and a mature backdrop of the **gardens and woodland**. The property is entered into a welcoming **entrance** at the side, which is a light open space with feature alcoves and high ceilings.

There are two main **reception rooms**, one being the **living room** which is part of the original dwelling and provides a large open room with a feature fireplace to one wall and large windows overlooking the front garden. The **dining room** was formerly a gentleman's library and provides an excellent entertaining space with a bay window overlooking the front gardens and feature wood burning stove with oak surround.

The breakfast **kitchen** is situated at the rear of the property and provides a quality Siematic kitchen with ample storage and a range of integral NEFF appliances. The kitchen is finished with granite worktops and a breakfast bar area making this room a socialable space, ideal for those with family. The kitchen also provides a rear, practical entrance. Off the kitchen can be found a useful **utility space** with plumbing for washing machine, dryer and sink unit.





The ground floor accommodation is completed with a **WC and cloakroom** facilities and storage areas.

The first floor offers four generous bedrooms, the **principle bedroom** suite enjoying an outlook over the rear garden. In the entrance to the bedroom is full length fitted cupboards providing excellent storage with an ensuite shower room beyond. **Bedroom 2** is currently used as a guest room, which enjoys a dual aspect and a sink to one corner. **Bedroom 3 and 4** provide good size double bedrooms with ample room for furniture. The first floor is completed with an upgraded **family bathroom** complete with a P bath with shower over, WC and wash hand basin and excellent storage to one wall.

A further closed staircase leads to the second floor which opens to a landing area with a large **games room** with vaulted ceilings, feature beams and ample natural light. This vast space is an ideal games room but can also be used as bedroom space, a quiet working from home area or studio to suit the buyers needs. A further **bedroom** is also positioned on this floor and provides a sixth bedroom space but could be used as a dressing area or en suite to the larger room.



The **grounds and gardens** wrap around the front and side of the property with a good size parking space to the rear together with a **detached garage building and store**. In all the grounds extend to **1.2 acres** or thereabouts and comprise of lawned gardens, a stone flagged patio to the front of the house with flowering borders beyond. The setting offers a mature backdrop with an area of woodland, filled with mature planting, rhododendrons and shrubs giving home to an abundance of wildlife. Positioned within the garden is a **stone out-building** which with some improvement provide an excellent summer or garden room to sit and enjoy the gardens. The historic links of the property are reaffirmed with the date stone, dating back to 1642 which is positioned within the courtyard garden, adjacent to the garage. In summary, Beaumont Cote offers flexible and spacious living together with private ground in a highly accessible position which is well suited to a range of purchasers.









General Remarks

Services: Mains electric and mains water, heating is via an oil fired system and drainage is via a shared treatment plant which was installed in 2021 to comply with the general binding regulations. The drainage system is located on the neighbouring property.

We have not tested the septic tank and drainage system at the property and all responsibilities in terms of compliance with the General Binding Regulations will pass to the Purchaser. Any offers made must be on this basis.

Please note: Armitstead Barnett LLP have not tested any of the above services and Purchasers should satisfy themselves as to their presence and working condition prior to exchange of contracts.

Title & Tenure: The property is offered for sale Freehold with Vacant Possession upon completion.

Rights of Access, Easements & Wayleaves: The property is sold subject to and with the benefit of all rights of way whether public, private, light support, drainage, water, electricity and other rights and obligations, easements and quasi-agreements and restrictive covenants and all existing proposed wayleaves for masts, pylons, stays, cables, drains, water, gas and other pipelines whether referred to in these particulars and stipulations or not..

Local Authority: Lancaster City Council, Town Hall, Dalton Square, Lancaster LA1 1PJ Tel: 01524 582 000

Council Tax: Band E

Listed Building: The property is a Grade II listed property.

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of [Emma Hodgkinson](#) BSc (Hons) MRICS FAAY

Money Laundering Regulations Compliance: Please bear in mind, that Armitstead Barnett will require from any purchaser looking to offer on a property, details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors' contact details and 2 forms of identification. We will also undertake an electronic identity check which will leave a soft ID print, but will not affect credit rating.

Mortgage Referrals We refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would receive a referral fee, typically between £100 and £700 per successful referral, which leads to mortgage advisers earning commission from them, for recommending you to them.

Method of Sale: The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers.

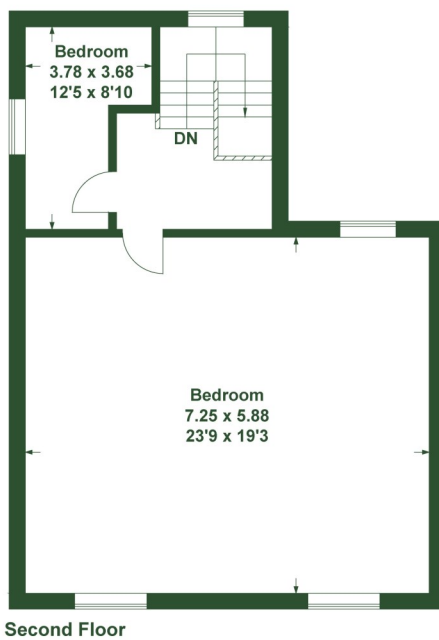
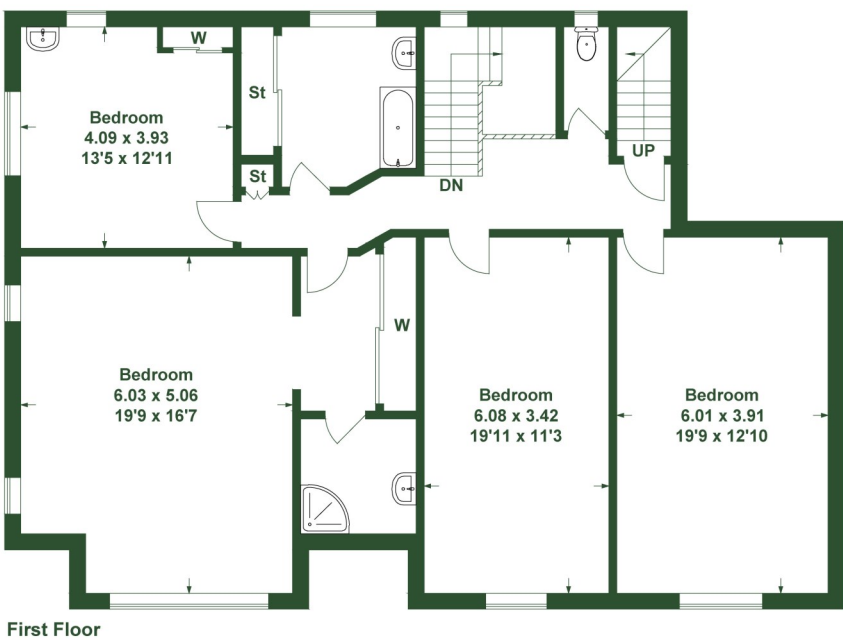
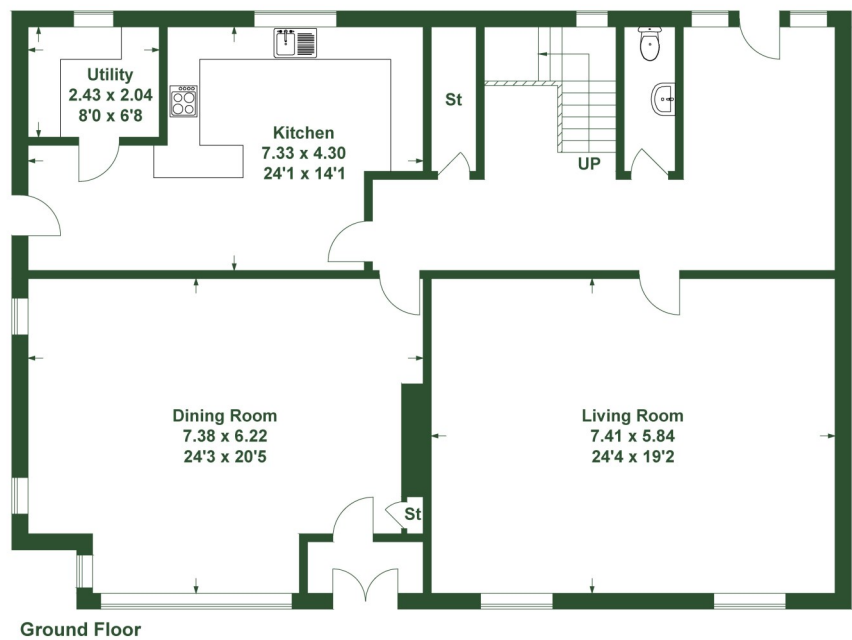
SUBJECT TO CONTRACT.

What3words: ///roofed. Insist.exotic

Approximate Gross Internal Area : 366.08 sq m / 3940 sq ft



Surveyed and drawn by Lens Media 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.



Armitstead Barnett for themselves and the vendors or lessors of this property whose agents they are given notice that:

01. All descriptions, plans, dimensions, references to conditions or suitability for use and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser or tenant should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as the correctness of them. 02. Any electrical or other appliances at the property have not been tested nor have the drains, heating plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract. 03. No person in the employment of Armitstead Barnett LLP has any authority to make any representations or warranty whatsoever in relation to this property. 04. These particulars are produced in good faith and set out to the general outline only for the guidance of intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or Contracts nor any part thereof. 05. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing Lease or Tenancy document or Agreement as to the term, rent, rent deposit, conditions and or covenants (if any) affecting the property. 06. All correspondence (whether marked or not) and all discussions with Armitstead Barnett LLP and or their employees regarding the property referred to in these particulars are subject to contract



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