



Over Kellet, Carnforth, Lancashire, LA6 1BS

Offers in the Region of £850,000





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OIRO £850,000



4 Bedrooms



3 Bathroom



0.4 acres

-
- A stunning home which has undergone extensive modernisation and refurbishment.
 - Set within approximately 0.4 acres of beautifully maintained gardens and grounds.
 - Parking and storage garage.
 - Situated in a central village setting, with excellent connectivity and accessibility.
 - Within catchment for excellent schooling.



Set within approximately 0.4 acres of beautifully maintained grounds, Kirkdale House is an exceptional detached home, combining modern design with a thoughtful and versatile layout. Originally built in 2004, the property has recently undergone a comprehensive programme of modernisation and refurbishment, and now offers a beautiful home finished to an impressive standard throughout.

Located within the heart of the village of Over Kellet, this highly regarded and well-connected rural setting offers a strong sense of community alongside excellent accessibility. The nearby market town of Carnforth provides a range of everyday amenities including independent shops, cafes, supermarkets and essential services. The larger historic city of Lancaster is situated south, offering additional services. Commuters are well served by Junction 35 of the M6, which is under 5 minutes' drive away, providing convenient access to the north and south, as well as the Lake District. Rail connections are equally accessible, with Carnforth Railway Station and Lancaster Railway Station on the West Coast Mainline providing direct services to London, Manchester, and Glasgow. For the family market, there are well regarded schools, both primary and secondary, available locally, including the sought-after Lancaster Royal Grammar School and Lancaster Girls Grammar. For those who enjoy the outdoors, the location is ideally placed for exploring the Arnsdale and Silverdale Protected Landscape, as well as the Lake District and Yorkshire Dales National Parks.





Kirkdale House has been thoughtfully designed to take full advantage of its setting, with a distinct “upside down” layout that positions the living accommodation on the first floor, maximising natural light and outlook.

The ground floor provides beautifully designed bedrooms set off a central hallway, offering a peaceful and private space. Each bedroom has been carefully considered and finished in luxurious neutral tones. The principal bedroom suite is a true highlight of the property. It is generously proportioned and elegantly styled to create a stunning room. This impressive space is complemented by a dressing area, complete with fitted storage, which leads through to a stylish ensuite bathroom, completed with high quality sanitary-ware and detailing.



There are 2 further bedrooms on the ground floor which are equally well presented and offer flexible rooms for family or guests, or for alternative uses, such as a home office. There is a ground floor house bathroom which serves these 2 bedrooms, designed with both practicality and style in mind. Completing the ground floor is a well-appointed utility room, providing a practical and discreet space for laundry and additional storage. Bespoke designed by Dan Hurtley, the quality is second to none.





The first floor forms the heart of the home, with an expansive open plan living / kitchen / dining space, which creates a bright and welcoming area. The kitchen, which has also been bespoke designed and fitted by local cabinetry maker Dan Hurtley, has both form and function in mind, with high quality cabinetry, sleek work surfaces and integrated appliances. Beyond the main kitchen area is an additional prep and pantry area which complements the main kitchen space.

The dining area offers a substantial space with an outlook to the front of the property, providing a drinks and bar area to complement the kitchen space. The adjoining living space is equally as impressive, being a light-filled room, with large windows framing the outlook over the garden. With a central wood burning stove, the space is ideal for both relaxation and socialising. Double doors lead from the living room to a conservatory garden space which has direct access out to the patio area, making this an ideal room all year round.



The first floor is completed with a highly appointed shower room, with double shower cubicle, wash hand basin and WC, and a separate study area. The stairs continue to the second floor which offers further versatile accommodation ideal for older children, visiting guests or multifunctional use. The rooms on this level offer a sense of privacy and separation from the main living area below. One is currently utilised as a bedroom with the opposite space utilised as storage. This floor has excellent potential to be a further full bedroom suite.





The outside space at Kirkdale House is as thoughtfully arranged as the interior, giving a wonderful balance of practicality and lifestyle appeal within its generous 0.4 acre plot. To the front of the property there is a driveway providing ample parking, bordered by a lawned area with box hedging and attractive flowering beds that create a welcoming first impression. There is also a useful storage area with a garage door to the front, which is ideal for housing tools or equipment. To the side of the property, steps conveniently lead from the front to the rear garden area, making for easy access around the property. The back private enclosed garden is predominantly laid to lawn and bordered with an attractive wall, creating an enclosed garden space with a well-positioned and generous patio being the perfect spot for outdoor dining and entertaining. Beyond the main garden lies a substantial orchard area, offering a charming and versatile space with a variety of uses, whether as a productive garden, play area or perfect for keeping chickens and embracing a more self-sufficient lifestyle.



Kirkdale House has been carefully created to enhance everyday living, provide superb social spaces whilst ensuring privacy and high standards throughout. This is a home which feels both luxurious inside and out, whilst benefitting from excellent connectivity and accessibility.



General Remarks

Services: Mains electricity, mains water, mains gas and mains drainage available and connected. There is an EV charging point installed at the property.

Parking allocated and number of spaces : On site for several vehicles.

Construction Type : Stone under slate roof, detached property.

Restrictive Covenants : The property title makes reference to a covenant which restricts the property being used for any trade or business purpose.

Listed building : None.

Conservation Area / National Landscapes : The property is located within a Conservation Area.

Easement, and Wayleaves or Rights of Way : 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. We are aware there is a right of way over the initial part of the entrance leading to Brookside.

Footpaths / Bridleways : We are not aware of any footpaths affecting the subject property.

Flooding : The property is situated in an area at low probability of flooding from rivers, seas and surface water.

Unimplemented Planning Consents : None known.

Planning Consents affecting the property : None known.

Local Authority: Lancaster City Council **Council Tax:** Band F

Broadband: B4RN cabling is available to the property but is not connected.

Title & Tenure: The property is offered for sale Freehold with vacant possession upon completion.

Mortgage ability : We understand that as far as we are aware it is possible to secure a mortgage against this property.

Buyers information: Buyers should be aware that stamp duty is payable on the purchase of a property. Stamp Duty levels can vary between buyers. Please look at the HMRC Stamp Duty Calculator for further information

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.

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of Emma Hodgkinson BSc (Hons) MRICS FAAV MNAEA. Where possible, we ask that all potential buyers look at virtual viewings in the first instance and get a bearing as to the location and area via Google maps where the area is less familiar. Some of our vendors request only physical viewings to parties in a position to proceed.

What3words Location : [**///flats.cropping.march**](#)

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 adviser earning commission from them, for recommending you to them.

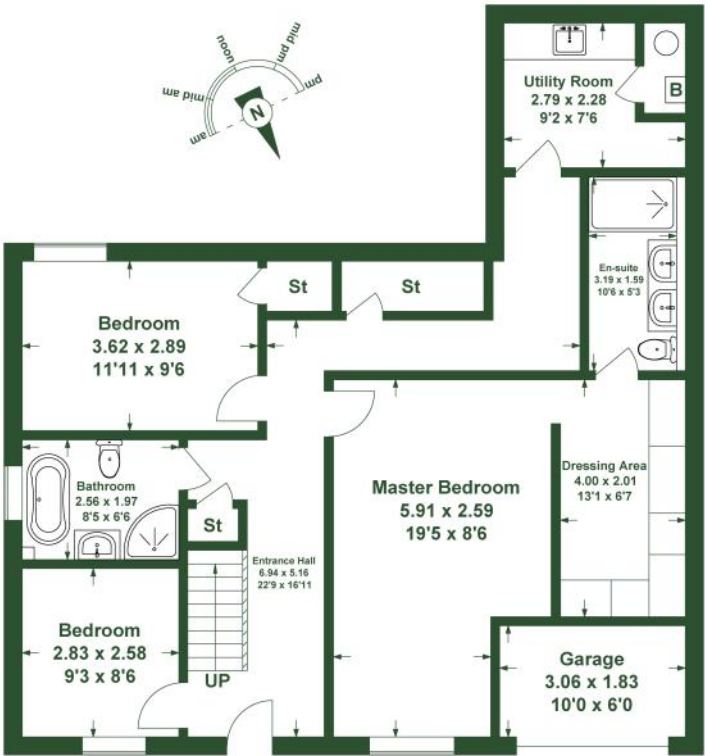
Method of Sale: The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers

SUBJECT TO CONTRACT

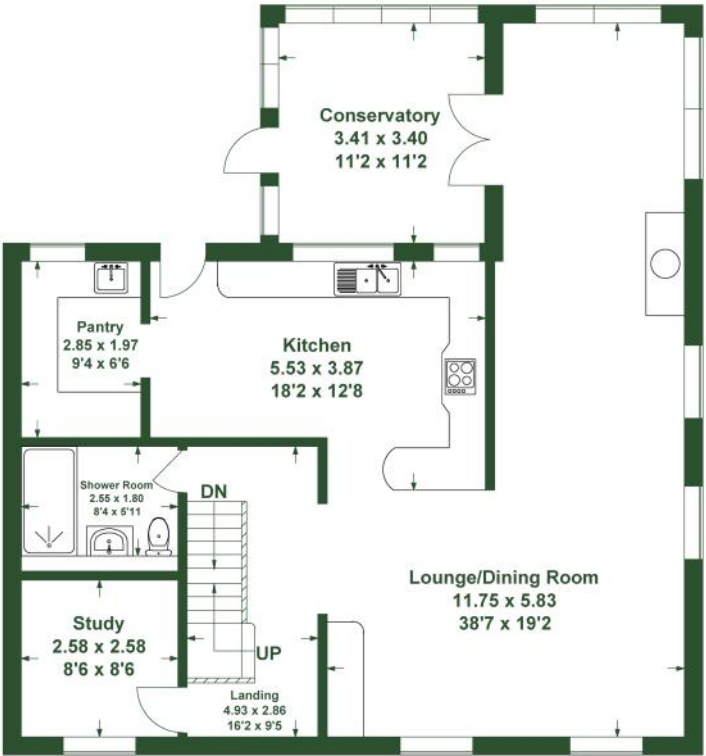


Approximate Gross Internal Area : 231.23 sq m / 2489 sq ft
Garage : 5.60 sq m / 60 sq ft
Total : 236.83 sq m / 2549 sq ft

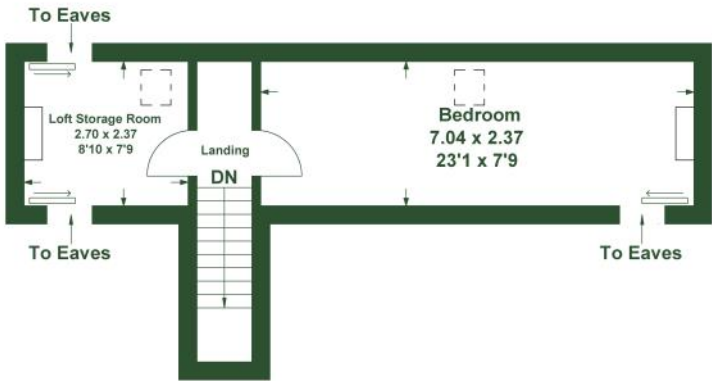
This floorplan is for illustrative purposes only, it is not drawn to scale.
Any measurements/ floor areas (including any total floor area)
and orientation are approximate.
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Ground Floor



First Floor



Second Floor

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 to 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 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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