



Over Kellet, Carnforth, LA6 1DA

Offers Over £425,000





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3 Bedrooms



1 Bathrooms

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- Beautifully renovated Grade II Listed stone cottage
 - Rich in historic character with a wealth of original features
 - Formerly two separate cottages, thoughtfully combined into one spacious home
 - Finished to an excellent standard, blending period charm with contemporary finishes
 - Situated within the heart of the sought-after village of Over Kellet with excellent accessibility to M6 and rail networks



Old Hall Cottage is an exceptional Grade II Listed village home that perfectly balances heritage with modern living. Originally two individual cottages, the property has been sympathetically renovated and skilfully combined to create an elegant and characterful home, whilst carefully preserving the architectural features, from exposed stonework and deep-set mullioned windows to the magnificent stone fireplace.



Nestled within the picturesque village of Over Kellet, Old Hall Cottage enjoys an enviable position surrounded by attractive period homes and beautiful countryside. The village has medieval origins and is renowned for its traditional stone architecture, village green and welcoming community atmosphere. It offers excellent access to nearby market town of Carnforth, the M6 motorway and the West Coast Main Line, while both the Lake District National Park and Yorkshire Dales National Park are within easy reach for outdoor pursuits. Everyday amenities, highly regarded schools and scenic walks are all close at hand, making this an outstanding location for both commuting and country living.



WALK THIS WAY





Inside, the property showcases its character and warmth. The spacious kitchen and dining room forms the social heart of the home. Beautifully renovated with contemporary cabinetry, quality work surfaces and integrated appliances, the room offers generous space for everyday family life as well as entertaining. The modern finish sits comfortably alongside the property's original features.



The welcoming sitting room is centred around a magnificent original stone fireplace incorporating a multi-fuel stove, creating an inviting focal point. Natural light filters through traditional mullioned windows while exposed timbers and quality finishes reinforce the cottage's historic appeal.

A useful utility room and separate WC provide excellent day-to-day convenience, while a door leads directly outside. The ground floor also benefits from a separate study, providing an ideal home office, reading room or occasional guest bedroom, offering flexibility to suit changing lifestyles.





The first floor continues to impress with three generously proportioned double bedrooms, each enjoying pleasant natural light and attractive outlooks. The principal bedroom is particularly spacious, while the remaining bedrooms provide comfortable accommodation for family or guests. A well-appointed family bathroom serves the first floor.







To the rear of the property is a charming enclosed cottage-style garden, thoughtfully designed to provide an attractive and easily maintained outdoor space. A lawned area is complemented by a paved patio, creating the perfect setting for al fresco dining, morning coffee or simply relaxing in peaceful surroundings. Enclosed by traditional stone walls, the garden enjoys a private and welcoming feel, perfectly reflecting the character of the cottage. Stone steps lead from the garden to a private parking area at the side of the property, providing convenient off-road parking.

Attached to the cottage is a stone outbuilding which offers valuable storage for bicycles, garden equipment or workshop use and is a superb additional space.

Throughout the property, careful restoration has retained the integrity of this historic home while introducing tasteful modern improvements. The result is a home that feels both timeless and practical, offering buyers the rare opportunity to own a beautifully presented listed property.

Old Hall Cottage represents a superb opportunity to acquire a distinctive home within a desirable village setting, combining history, character and modern comfort in equal measure.



General Remarks

Services : Mains water and mains electricity available and connected, gas fired central heating. Drainage is via mains drainage.

Please note : Amritstead 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.

Parking : On drive for approximately two vehicles.

Construction Type : Stone under slate roof property.

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

Listed Building – The property is Grade II listed under listing reference 1362443

Conservation Area : The property sits within the Over Kellet Conservation area.

Broadband : Currently available – B4RN. .

Footpaths, bridleways : We are not aware of any footpaths or bridleways affecting the property.

Flooding : According to the Environment Agency website the property sits in Flood Zone 1.

Planning Consents affecting the property : None known

Unimplemented Planning Consents : None known.

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of Emma Hodkinson. 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.

Easements, Wayleaves and 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. Please note the property has a right of way over neighbouring land to access the parking area. The neighbour also has a right to cross the corner of the driveway for property maintenance. .

What3Words : [**///moved.optimists.either**](#)

Title & Tenure : Freehold with vacant possession upon completion.

Money Laundering Regulations Compliance : Please bear in mind, that Amritstead 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.

Use of AI : Amritstead Barnett LLP may use artificial intelligence tools to assist in the delivery of its services. Such tools are used only to support the work of our surveyors and do not replace professional judgement

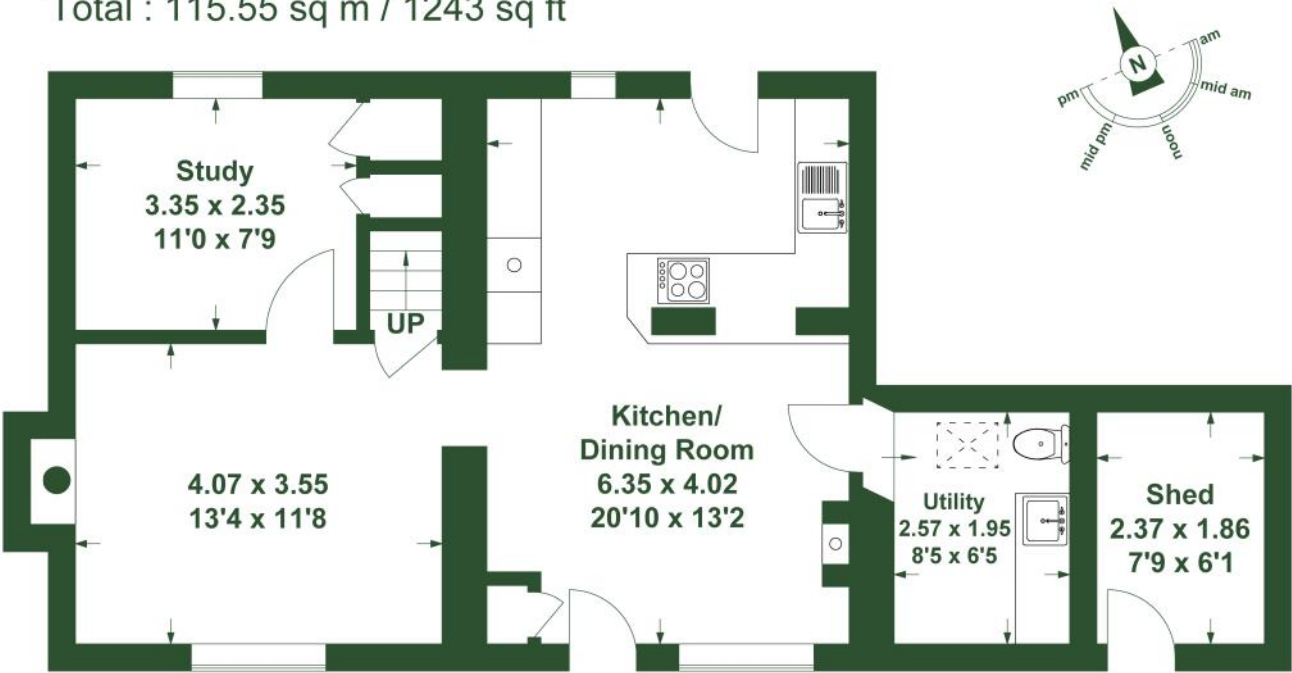
Method of Sale : The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers.

PHOTOS TAKEN JULY 2026

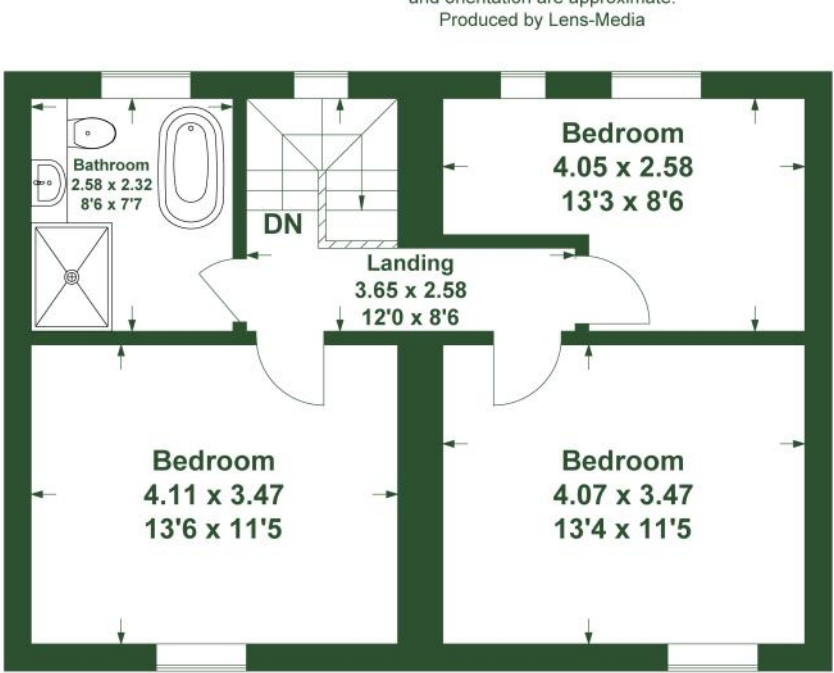


Approximate Gross Internal Area : 110.77 sq m / 1192 sq ft
Shed : 4.78 sq m / 51 sq ft
Total : 115.55 sq m / 1243 sq ft

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.
Produced by Lens-Media



Ground Floor



First Floor

Amittstead 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 Amittstead 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 Amittstead 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		86 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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