



16 Briarlea Road, Nether Kellet
Carnforth

£500,000





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Nether Kellet, Carnforth

Your Dream Family Home Awaits - Luxury 4-bed detached house with stunning views of Yorkshire Dales & Lake District! A large and landscaped garden & exclusive home. Ideal family living, Nether Kellet. Council Tax band: E

Tenure: Freehold

- Impressive Detached House on Exclusive Cul de Sac
- High Spec Build w/Karndean & Neff
- Side by Side Parking, Integral Garage & 2 EV Chargers
- Outstanding Village School & Family-friendly Amenities
- Sleek Kitchen Diner w/ Bi-Folds to Landscaped Garden
- Yorkshire Dales Views to Rear & Lake District to Front
- Large, Private Landscaped Garden
- 4 Bedrooms, En-Suite Master
- Transport & Travel Links
- Superb Village Amenities





Elegant Living

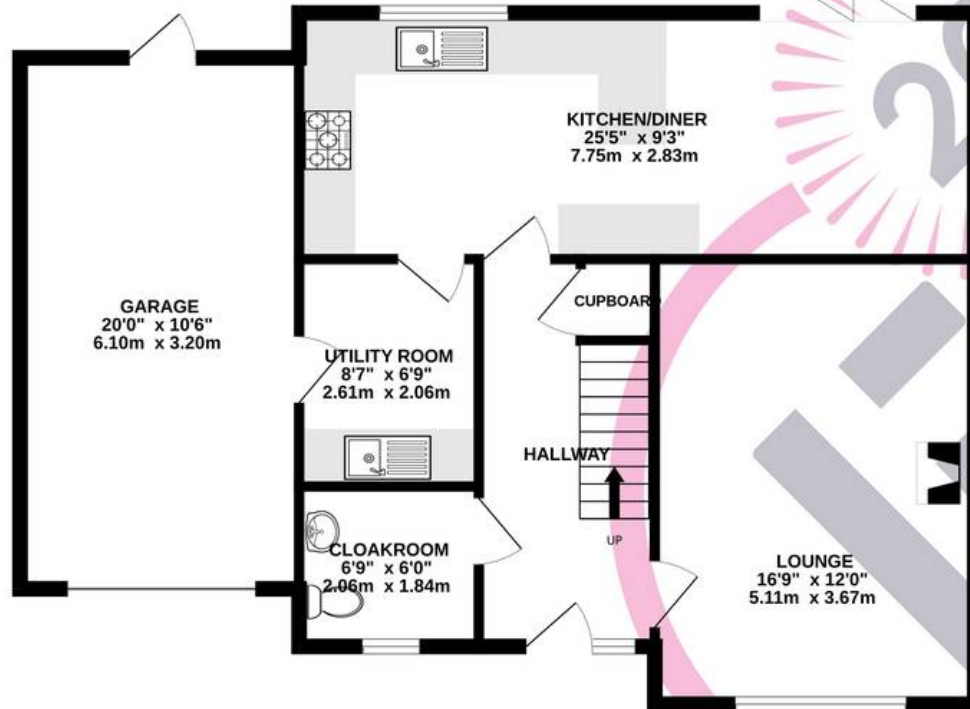
Your home features thoughtfully designed living spaces flooded with natural light, complemented by a fully fitted, high-specification kitchen. The sleek kitchen cabinets with concealed handles and soft-closing doors and drawers provide both elegance and practicality, whilst integrated Neff appliances including fridge/freezer, dishwasher, electric oven, and hob make meal preparation a pleasure. Karndean flooring through the welcoming hallway, kitchen diner, utility room and cloakroom complements the contemporary wood and glass internal doors. Bi-Folds create the perfect balance of outside, inside living whilst at the front of the house the separate lounge has a truly traditional feel with a real wood burning stove which is glazed to three sides. High ceilings, unusual in new builds, create a feel of opulent elegance.

A Sanctuary of Comfort

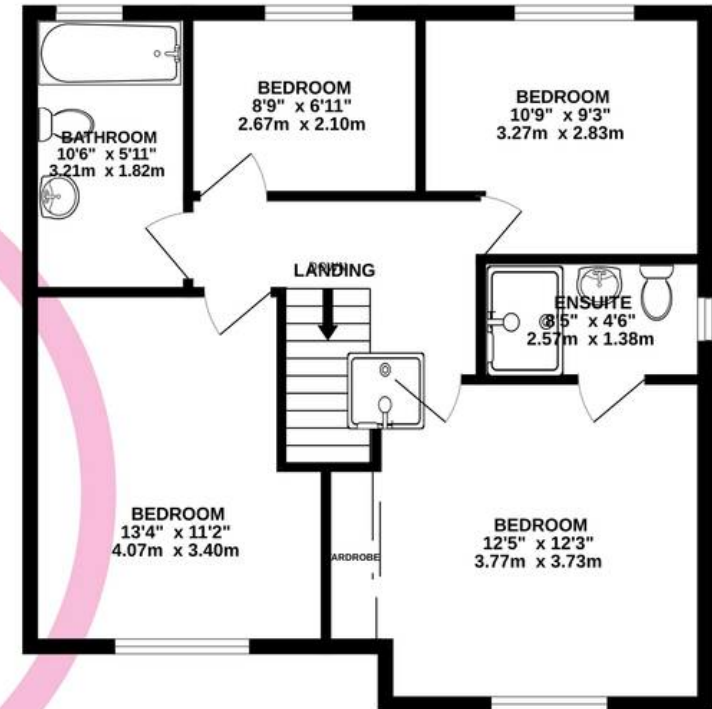
Upstairs the master bedroom provides a peaceful retreat, complete with an en-suite bathroom finished in high-quality tiling. There are built in wardrobes and views, between the houses, to the Lake District. Three further well-proportioned bedrooms offer flexibility for growing families, home offices, or guest accommodation, all served by a beautifully appointed family bathroom with stylish white subway style tiled walls and a Jacuzzi bath. Throughout the home, the attention to detail is evident. A-rated windows and doors flood the property with natural light whilst providing exceptional thermal efficiency. Modern internal joinery complements contemporary living, and energy-efficient heating systems mean lower utility bills – with EPC ratings consistently achieving grade B or above.



GROUND FLOOR
839 sq.ft. (78.0 sq.m.) approx.



1ST FLOOR
633 sq.ft. (58.8 sq.m.) approx.



TOTAL FLOOR AREA : 1472 sq.ft. (136.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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