



Church Farm, Main Road, Nether Kellet  
Carnforth

£500,000





## Church Farm, Main Road

Nether Kellet, Carnforth

A rare 1600s four-bed detached home with original beams, stone walls, a huge barn, three outbuildings and an exceptional plot, set in the heart of historic Nether Kellet with parking for two.

Council Tax band: E

Tenure: Freehold

- Characterful four-bedroom detached family home
- Dating back to the 1600s with genuine historic charm
- Original exposed beams and stone walls throughout
- Later first floor extension creating two additional bedrooms
- Spacious kitchen/diner ideal for family living
- Generous separate sitting room
- Useful ground floor utility room and WC
- Impressive barn plus three further outbuildings
- Huge plot offering space and privacy
- Parking for two vehicles





## The Property

Church Farm is a substantial four-bedroom detached home that dates back to the 1600s, offering a rare opportunity to own a genuine piece of Lancashire history set within a huge plot. The majority of the house, along with the impressive barn, was built over 400 years ago, and original character shines through with exposed beams and stone walls found throughout. A later flat-roof extension to the first floor created two further bedrooms to the rear, blending historic charm with useful additional living space. Downstairs, the home centres around a wonderfully spacious kitchen/diner and an equally generous sitting room, both perfect for entertaining or simply enjoying family life, along with a handy WC and utility room. The attached barn offers fantastic further potential, whether for storage, conversion, or hobby use, subject to the usual consents. Upstairs, all four bedrooms are well proportioned, served by a family bathroom plus two further WCs, making everyday life easy for a larger ho

## Location

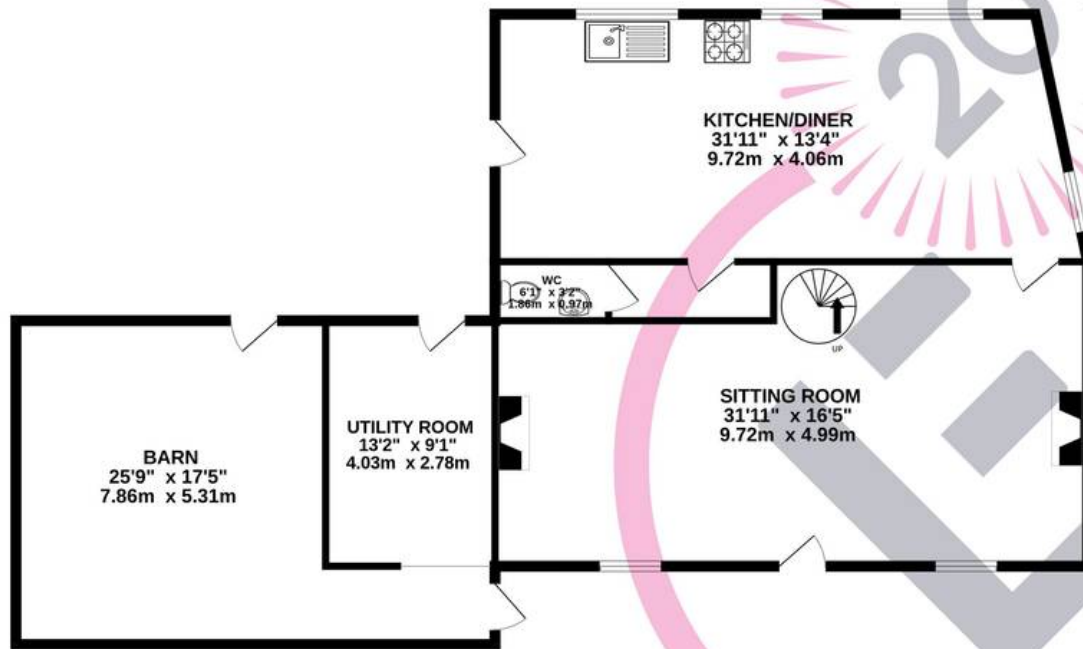
Nether Kellet is a picturesque village set among rolling limestone countryside, with far-reaching views towards Morecambe Bay and the Lake District fells beyond. The village has a strong sense of community and history, having sent men from the parish to fight in both World Wars without a single loss, a rare and cherished distinction shared by only a handful of villages nationwide. Its conservation area is home to a number of historic 17th and 18th century farmhouses, giving the village a real sense of heritage and character that Church Farm sits proudly within. Everyday life is well catered for locally, while Carnforth and the city of Lancaster are both within easy reach for wider shopping, schooling, and commuting links, including access to the M6 and the West Coast mainline.

## The Plot

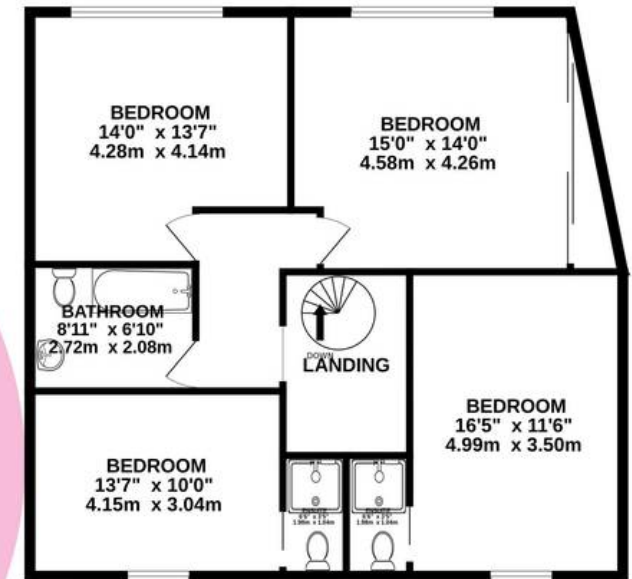
One of the true highlights of Church Farm is its exceptional plot, extending well beyond the boundaries of the house itself to offer a rare degree of space and privacy. The grounds wrap around the property and stretch back from Main Road, bordered by mature hedgerow and open countryside, giving a real sense of seclusion despite the convenient village setting. Three further outbuildings sit within the grounds, offering fantastic versatility for storage, workshops, or hobby space, in addition to the main house itself. The estate also offers a range of



GROUND FLOOR  
1364 sq.ft. (126.7 sq.m.) approx.



1ST FLOOR  
948 sq.ft. (88.1 sq.m.) approx.



TOTAL FLOOR AREA : 2312 sq.ft. (214.8 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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