



Hall Garth Gardens | Over Kellet





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Welcome to 7 Hall Garth Gardens, a delightful 4-bedroom detached bungalow in the heart of Over Kellet. This charming residence offers a unique layout with two bedrooms located upstairs and two on the main level, providing versatile living arrangements for various needs.

The accommodation features two well-appointed bathrooms, ensuring convenience and comfort for all occupants. The open-plan design seamlessly blends the kitchen and living room, creating a spacious and inviting environment with a wash of natural light. The modern kitchen is equipped with ample wall and floor units along with integrated appliances, making it a hub for culinary creativity and social gatherings.



Large windows flood the living spaces with natural light, creating a warm and welcoming atmosphere throughout. The thoughtful layout emphasises both functionality and aesthetics, providing an ideal setting for daily living and entertaining guests. Step outside to discover a private garden space, perfect for enjoying the serene surroundings of Hall Garth Gardens. The property also offers ample parking, enhancing convenience for residents and visitors alike. With its idyllic location in Over Kellet, this residence presents a rare opportunity to experience peaceful village living while being in close proximity to local amenities and scenic countryside. Embrace a lifestyle of comfort and style at 7 Hall Garth Gardens.



Over Kellet is a village and civil parish in the Lancaster district of Lancashire, England. It is located approximately 8 miles east of Lancaster and 5 miles north-west of Carnforth. The village is situated in the picturesque Lune Valley and is surrounded by beautiful countryside. Key features and points of interest in and around Over Kellet include:

St. Cuthbert's Church: The village is home to St. Cuthbert's Church, a historic Anglican church that dates back to the 12th century. The church is known for its architectural and historical significance.

Scenic Surroundings:

Over Kellet is surrounded by scenic countryside, offering residents and visitors picturesque views of the Lune Valley and the nearby hills. It's an ideal location for those who appreciate the tranquility of rural life.

Community Life: Being a village, Over Kellet has a close-knit community. Villagers often engage in various community activities and events.

Proximity to Lancaster and Carnforth: The village's location provides easy access to larger towns such as Lancaster and Carnforth, where residents can find additional amenities, schools, and services.

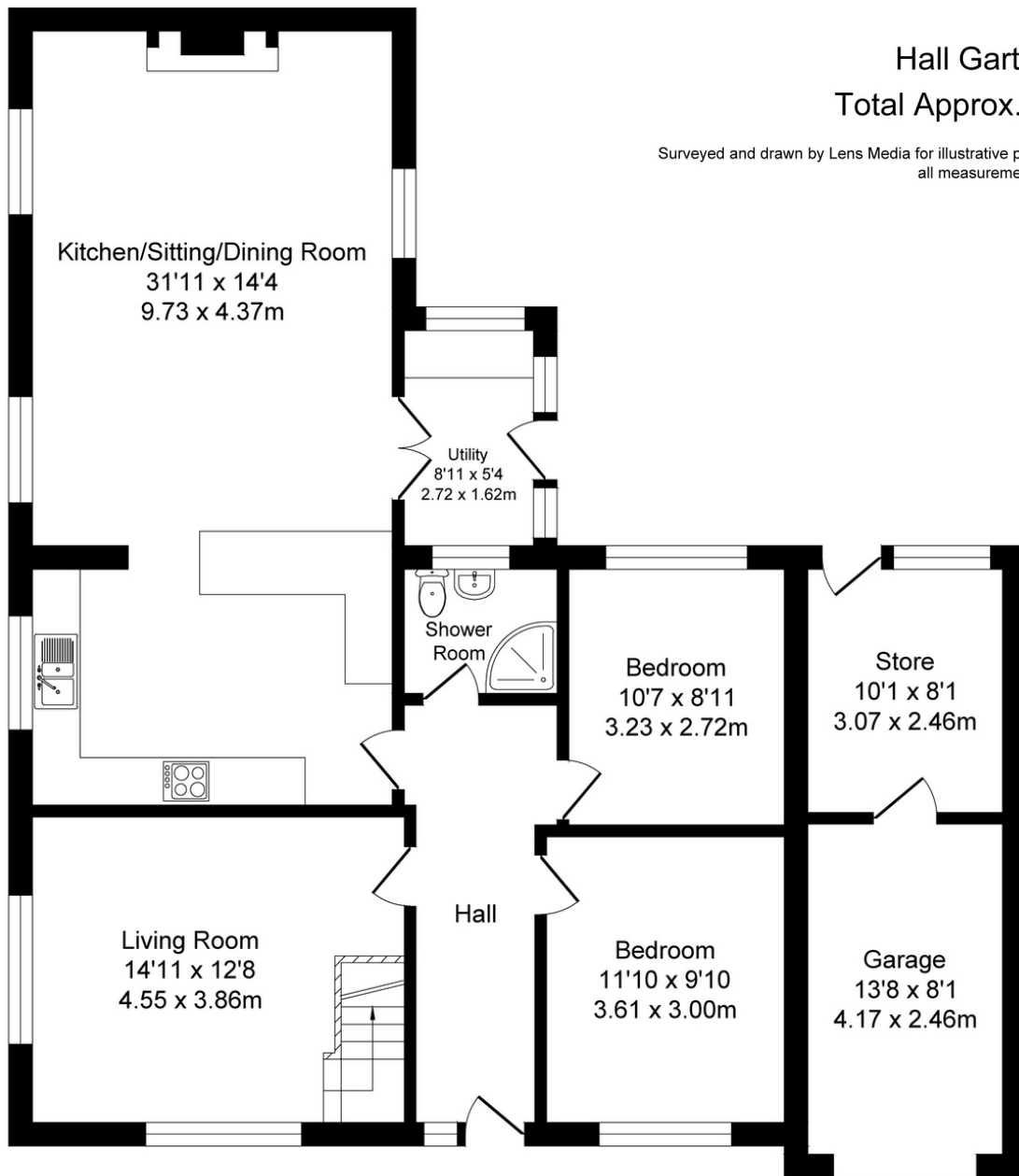
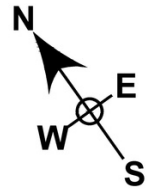
Agricultural Heritage: Like many villages in the region, Over Kellet has an agricultural heritage, and farming continues to be a part of the local economy.



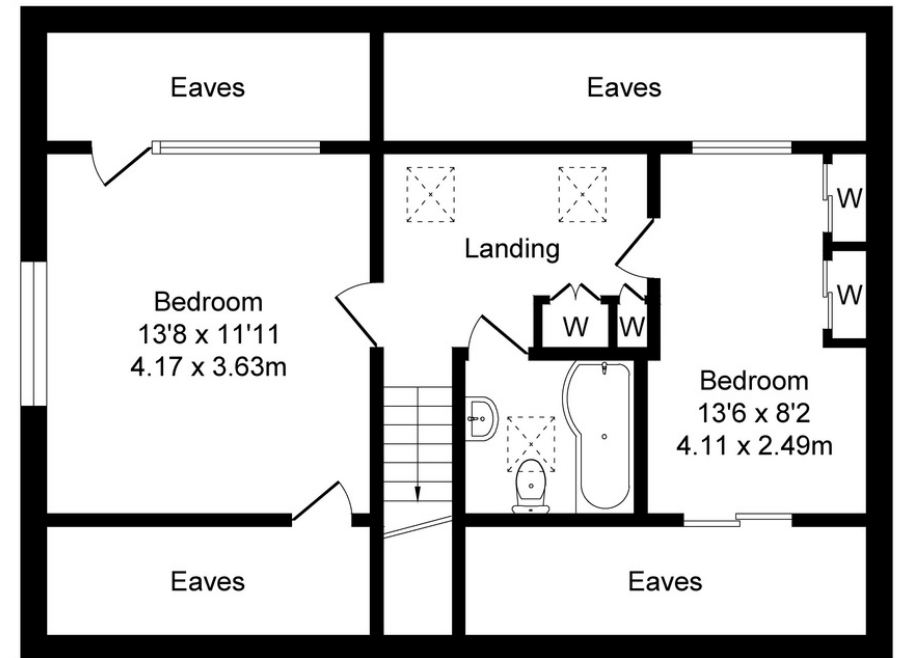


Hall Garth Gardens Over Kellet, Carnforth
 Total Approx. Floor Area 1749 Sq.ft. (162.5 Sq.M.)

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.



Ground Floor
 Approx. Floor Area 1323 Sq.Ft
 (122.9 Sq.M.)



First Floor
 Approx. Floor Area 426 Sq.Ft
 (39.6 Sq.M.)

The Essentials



The Canal Turn
1.9 miles



Booths
1.7 miles



Eagles Head
0.2 miles



Boots
Pharmacy
1.6 miles





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