

Nether Kellet

£350,000

12 Ashmeadow Road, Nether Kellet, Carnforth, LA6 1EN

If a detached, well appointed bungalow in a quiet cul-de-sac location is what you are looking for, 12 Ashmeadow might just be the one for you. Boasting spacious living areas and a stunning wrap around garden, this property has so much to offer.

Quick Overview

- Detached Bungalow
- Three Double Bedrooms
- Two Reception Rooms
- Countryside Views
- Wrap Around Garden
- Sought After Village Location
- Great Commuter Links
- Scenic Walks Nearby
- Off Road Parking
- Ultrafast Broadband Available*



3



1



2



TBC



Ultrafast
Broadband



Off Road
Parking

Property Reference: C2626



Entrance Hall



Living Room



Living Room



Dining Room

Located in the charming village of Nether Kellet, the property enjoys a peaceful rural setting while remaining conveniently close to nearby towns such as Carnforth and Lancaster. The village is well regarded for its strong community feel, local pub and access to beautiful surrounding countryside, making it an ideal location for those seeking a balance of tranquillity and connectivity.

Enter the property into a welcoming and spacious entrance hall. To the right, the living room enjoys a pleasant front aspect overlooking the garden, enhanced by two charming stained glass-style windows that bring both character and an abundance of natural light. A second reception room also sits to the front of the property, offering a versatile space ideal for use as a dining room, home office or additional sitting room.

To the rear, Bedroom One is a generously sized double with a peaceful garden outlook, perfectly suited for those seeking convenient lateral living. The bathroom is fitted with a three-piece suite comprising a bath with overhead shower, WC and wash basin. The kitchen is well equipped with a range of wall and base units, a freestanding cooker, stainless steel sink with drainer and space for further appliances, along with direct access to the rear garden. A useful understairs cupboard provides practical storage for coats and shoes.

On the first floor, two well-proportioned double bedrooms enjoy delightful countryside views, complemented by additional storage on the landing, making this home equally suitable for families or those needing extra space.

Externally, the property boasts a superb wrap around garden, featuring well-maintained lawned areas, mature planting and a vegetable plot, ideal for keen gardeners or outdoor entertaining. A garage provides additional storage, while the generous driveway offers ample off-road parking. The front garden is equally attractive, with a neatly kept lawn and established plants enhancing the home's kerb appeal.



Bedroom One



Kitchen



Kitchen



Bathroom



Bedroom Two



Bedroom Two

Accommodation (with approximate dimensions)

Entrance Hall 5' 10" x 18' (1.78m x 5.49m)

Living Room 11' 11" x 15' 11" (3.63m x 4.85m)

Dining Room 11' x 15' 1" (3.35m x 4.6m)

Bedroom One 11' x 13' 4" (3.35m x 4.06m)

Kitchen 11' x 12' 5" (3.35m x 3.78m)

Bathroom 6' 10" x 8' 3" (2.08m x 2.51m)

First Floor Landing 5' 10" x 8' 7" (1.78m x 2.62m)

Bedroom Two 12' 1" x 12' 2" (3.68m x 3.71m)

Bedroom Three 11' 1" x 12' 2" (3.38m x 3.71m)

Garage 8' 7" x 17' 11" (2.62m x 5.46m)

Property Information

Tenure Freehold (Vacant possession upon completion).

Council Tax Band E - Lancaster City Council.

Services Mains electricity, water & drainage with oil central heating.

Energy Performance Certificate The full Energy Performance Certificate is available on our website and also at any of our offices.

Directions From the Hackney & Leigh Carnforth office, turn right and proceed north on Market Street. Go straight ahead at the traffic lights and follow that road out of Carnforth. Pass the High School on your left, and take the right hand turning onto Back Lane (signposted to Nether Kellet). Proceed along the road for just over a mile until you come to a T Junction. Turn right at the junction, onto Main Road. Take the first left onto Ashmeadow Road where number 12 is towards to top on the left and can be located by our 'for sale' sign.

What3Words ///fittingly.hungry.oven

Viewings Strictly by appointment with Hackney & Leigh.



Bedroom Three



Garden



Garden



Garden

Meet the Team

Laura Hizzard

Branch Manager & Property Valuer

Tel: 01524 737727

Mobile: 07464 545687

laurahizzard@hackney-leigh.co.uk



Imogen Milliard

Sales Negotiator

Tel: 01524 737727

carnforthsales@hackney-leigh.co.uk



Kirsty Roberts

Sales Negotiator

Tel: 01524 737727

carnforthsales@hackney-leigh.co.uk



Beth Woods

Sales Negotiator

Tel: 01524 737727

carnforthsales@hackney-leigh.co.uk



Viewings available 7 days a week including evenings with our dedicated viewing team
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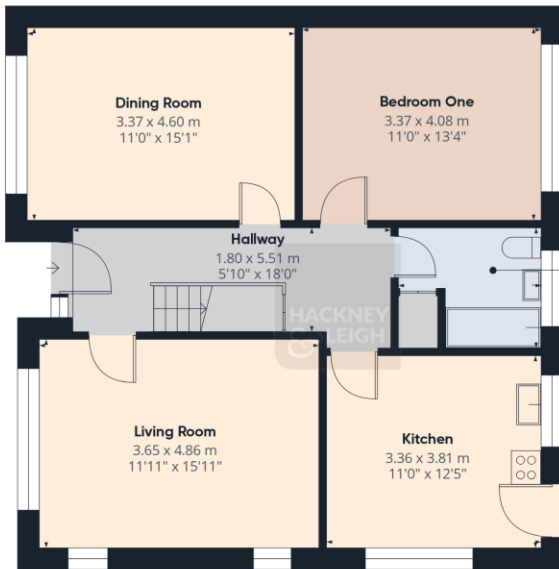


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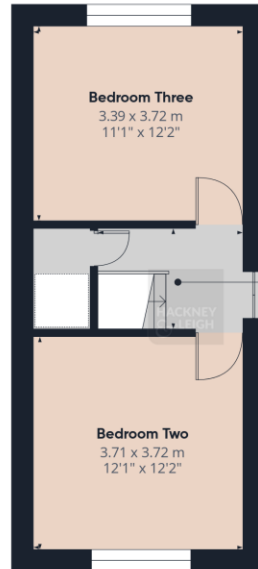


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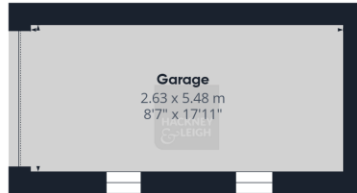
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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area^m
121.7 m²
1310 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Anti-Money Laundering Regulations Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £60.00 (inc. VAT) per individual or £50.00 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £150 (incl. vat).

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 26/02/2026.