



La-Panne

Craggs Hill | Over Kellet | LA6 1DJ

MATTHEWS
BENJAMIN



LA-PANNE

CRAGGS HILL

Setting and potential are everything with this gem, named after a town in Belgium. First off, it's a west facing detached chalet bungalow built around 1960 and whilst now in need of updating it offers immense potential as well as scope for extension thanks to the size of the garden. Secondly, the setting is rather special, at the head of a small cul-de-sac of seven individual houses the generous plot adjoins open fields at the rear and has elevated views over neighbouring properties towards Morecambe Bay. La Panne would be perfect for retirement but also suit a family seeking to create something larger as a forever home.

Step in through the porch into the central staircase hall. The rooms are bright (the front of La Panne faces due west and the back, due east) and the accommodation is well proportioned, since construction it has been extended along the rear elevation which has created an attractive and sociable flow of living space from the sitting room opening to a dining area which in turn wraps round and extends into a breakfast kitchen. The kitchen and dining area both face east out to the rear garden and open craggy field behind and thanks to the large archway to the sitting room the view can be enjoyed from here too, as well as a dual aspect to the westerly front garden.

The sitting room has a Class 1 flue for an open fire and from the dining area there are sliding doors out to the seating area in the rear garden. The kitchen is well equipped with a double oven, hob, fan, dishwasher and fridge (all Bosch). There's a useful pantry and a versatile utility type room where there is plumbing for a washing machine and sliding doors out to the rear garden – it would make a lovely place to sit in summer and watch the sheep in the fields and the birds in the garden. The lean-to porch has a hatch through to the attached coal bunker. The former dining room is now a third double bedroom, being on the ground floor it offers the option of single level living, adjacent is the shower room with a large cubicle having an electric shower, pedestal wash basin, loo, bidet and tall airing cupboard for storage. The first floor offers two double bedrooms, both of which have their own loo and wash basin facilities as well as under eaves storage.

Delightful gardens surround La Panne, to the front they are hedged with a lawn, deep planted border and a Victorian style lamp post. The driveway provides good off-street parking and access to the attached garage which doubles as a workshop with a vehicle inspection pit and space for a workbench. A paved path leads round to the large back garden and extends into a south facing seating area outside the sliding doors into the dining room. A gently sloping lawn has a central rockery with a small pond. A low wall with railings on top marks the boundary to the rear field and enables a long and distant view of the field with natural craggy outcrop. There are a couple of garden sheds, a coal bunker, outside tap and lighting.



Over Kellet is preeminently well-connected bringing travel for work and pleasure within easy reach. It also offers all the advantages of village life (there is a pub, The Eagles Head, Wilson's Endowed CoE Primary School, a village hall and St Cuthbert's Church) alongside excellent connectivity to the wider world thanks to the narrow communications corridor which runs to the west of the village, this includes the M6 motorway, the A6 trunk road, the main West Coast railway line and Lancaster Canal. Transport links are therefore to hand with convenient access onto the M6 at J35 (1.5 mile away), train stations on the main West Coast line at both Lancaster and Oxenholme (Kendal) depending on the direction of your travel and a branch line station at Carnforth (2.1 miles distant) offering local connections.

If you like walking, running or cycling then there are lots of great routes right from the door. The countryside backdrop to Over Kellet is stunning and varied and includes Morecambe Bay and the AONBs of both Arnside & Silverdale and the Forest of Bowland, as well as the gently undulating beauty of the Lune Valley and the impressive National Parks of the Lake District and Yorkshire Dales.

At just under 2 miles away, the nearest town is Carnforth where you will find a range of everyday amenities; doctors, dentists, opticians, vets, a busy high street of independent shops and a choice of supermarkets (Booths, Aldi and Tesco). The Lune Valley market town of Kirkby Lonsdale is just under 10 miles distant and is known for its shopping and wide choice of places to eat and drink. As the nearest city, Lancaster is 8.5 miles away and has much to offer with an established cultural and music scene, bars, restaurants and both high street chains and independent retailers. There is also a comprehensive offering of professional services, a further education college, two universities (Lancaster and Cumbria) and good healthcare with both private and NHS hospitals represented.









DIRECTIONS

[what3words.com/judge.rewriting.responses](https://www.what3words.com/judge.rewriting.responses)

Use the postcode **LA6 1DJ** on Sat Nav with reference to the directions below:

La Panne is easy to reach. Leave the M6 at Junction 35 and take the B6601 signposted *Kirkby Lonsdale and Over Kellet*. At the T junction turn left onto the B6254, signed for *Kirkby Lonsdale and Over Kellet* and proceed into Over Kellet. Drive through the central village green and up the hill, when nearing the top of the hill turn right onto Craggs Hill and then first left. Proceed to the top of the small cul-de-sac and La Panne is on the left.

SERVICES

Mains electricity and water. Oil fired central heating to radiators and a heated towel rail in the shower room from a Worcester combi boiler in the garage. Oil tank in the rear garden. Drainage to a private septic tank located in the rear garden.

BROADBAND

BT Openreach speed of 26 Mbps download and for uploading 6 Mbps. Fibre supplied to cabinet. Full fibre broadband from B4RN (Broadband for the Rural North www.B4RN.org.uk) is available in the area but not currently connected. All B4RN customers receive gigabit (1,000Mbps) speed.

TENURE

Freehold

PLEASE NOTE

Craggs Hill driveway is unadopted and privately owned, upkeep is shared between users.

INCLUDED IN THE SALE

Fitted carpets, curtains, curtain poles, blinds, light fittings and integral kitchen appliances as described. Please note the greenhouse is being removed.

LOCAL AUTHORITY CHARGES

Lancaster City Council – Council Tax band E

GUIDE PRICE

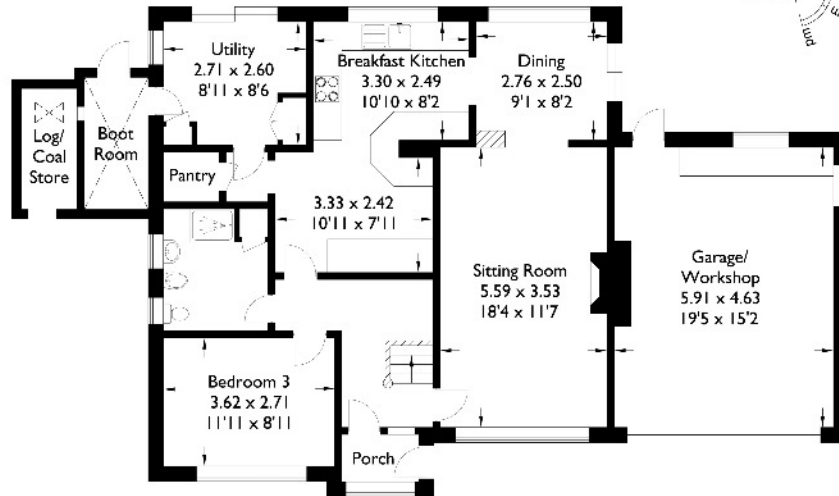
£439,950

La Panne

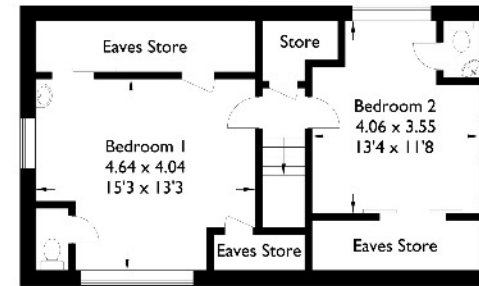
Approximate Gross Internal Area : 142.57 sq m / 1534.61 sq ft

Garage/Workshop : 27.36 sq m / 294.50 sq ft

Total : 169.93 sq m / 1829.11 sq ft



Ground Floor



First Floor

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.



Viewing is strictly by appointment with the sole agents
The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details are correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.

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