FISHER HOPPER
ESTATE AGENTS

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13 Craggs View, Over Kellet, LA6 1FY
Price £260,000

A spacious and beautifully positioned 3-bedroom home in the peaceful village of Over Kellet, offering scenic rear views, modern interiors, ample parking, and an enclosed garden backing onto open countryside — ideal for families.

Available to purchase at either 75% shared ownership (£195,000) or 100% full ownership (£260,000).

Property Description

Welcome to 13 Craggs View — a beautifully positioned home tucked away in the peaceful village of Over Kellet, enjoying scenic views over the Cragg from the rear. This move-in-ready property offers everything a growing family could need, including spacious living accommodation, ample off-road parking, and an enclosed rear garden with open countryside outlooks.

Inside, the home features a bright and airy sitting room, a convenient ground-floor WC, and a modern, well-appointed kitchen with adjoining dining area — perfect for family life and entertaining. Patio doors open directly onto the garden, seamlessly connecting indoor and outdoor spaces.

Upstairs, you'll find three generously sized bedrooms — two comfortable doubles and a good-sized single — along with a contemporary family bathroom.

Property Information

Tenure: Leasehold - This property is offered at 75% shared ownership with the option to purchase the full 100% at the time of sale. For 75% ownership, rent is payable on the remaining 25% share— micro-staircasing available.
Rent: £154.54 - with rent review
Monthly lease management fee: £23.34
Building insurance: £9.56
Length of Lease: 999 years
Years Remaining: 996
Council Tax Band: B
EPC Rating: B

Location

Over Kellet is a charming village in North Lancashire, near the North Yorkshire border, just east of Carnforth and less than a mile from the M6. Surrounded by scenic countryside and close to the Lancaster Canal, it offers a peaceful rural lifestyle with easy access to Lancaster, Morecambe, and the Lake District.

The village has a strong community feel with amenities including a traditional pub, village hall, and a well-maintained green. Additional shops and services are available nearby in Carnforth. Over Kellet has won Lancashire's 'Best Kept Village' award, reflecting its

welcoming character.

Primary education is provided by Over Kellet Wilson's Endowed C of E Primary School, with other nearby options in Nether Kellet, Warton, Slyne, and Hest Bank. For secondary education, it falls within the catchment area of Queen Elizabeth School (QES) in Kirkby Lonsdale, about 10 miles away.

Transport links are excellent, with the M6 offering quick routes to Lancaster, Preston, and beyond. Carnforth railway station, just under 3 km away, provides regular services to Lancaster, Manchester, and other destinations.

GROUND FLOOR

Kitchen

Wood laminate flooring, range of wall and base units, 1.5 drainer sink, integrated fridge, dishwasher and oven, gas hob with extractor hood over, space for dining table, double glazed window and double doors to rear garden.

Sitting Room

Fitted carpet, radiator, access to downstairs cloakroom, staircase to first floor, double glazed window and door with textured glass to front aspect.

Cloakroom

Wood laminate flooring, wash basin, toilet, extractor fan.

FIRST FLOOR

Landing

Fitted carpet, radiator, fitted cupboard, loft access.

Bedroom One

Good sized double room with fitted carpet, radiator, fitted cupboard with 2 door access, double glazed window to rear aspect.

Bedroom Two

Fitted carpet, radiator, double glazed window to front aspect.

Bedroom Three

Fitted carpet, radiator, double glazed window to front aspect.

Bathroom

Wood laminate flooring, wash basin, toilet, bath with shower over.

OUTSIDE

Front
Parking for 2 cars, with EV charging point out the front.

Rear

Enclosed rear yard with gated access to front of property, flagged path, patio, lawned area.

Agent Notes
Fisher Hopper has not tested services, fixtures, fittings, central heating, gas and electrical systems. If in doubt, purchasers should seek professional advice. Items in these photographs may not be included in the sale of the property.

OFFER PROCEDURE

Fisher Hopper, as agents in the sale of the property, are required to formally check the identification of prospective purchasers. In addition, purchasers may be asked to provide information regarding the source of funds as part of our offer handling process.

At the point an offer is accepted, an Onboarding Fee of £25.00 (inc. VAT) will be payable. This fee covers the legally required Anti-Money Laundering (AML) searches and secure digital verification to progress your purchase promptly and safely.

You can pay this fee securely online at: https://shorturl.at/zAqJj

FINANCIAL ADVICE
Free and no obligation mortgage advice is available on our website. Alternatively, please contact us to arrange a call from our mortgage broker.
Your home is at risk if you do not keep up the repayments on a mortgage or other loan secured on it. Written details available upon request

MARKET APPRAISALS
If you have a property or business which needs a market appraisal or valuation, our local knowledge, experience and coverage will ensure you get the best advice. Our Guild Referral Network of over 800 specially selected offices can provide this no obligation service anywhere in the country. Call or email now to let us get you moving.

INTRODUCERS FEES
Fisher Hopper Ltd receives and introducers fee from Napthens Solicitors of £100.00 + VAT for all successful introductions.

FISHER HOPPER
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FLOOR PLANS
Please note, floor plans are not to scale and are for illustration purposes only. Plans are produced using PlanUp.

Floor Plan

Ground Floor

Kitchen
2.75 x 4.70m
(9' x 15'5")

Sitting Room
6.69 x 3.81m
(22' x 12'6")

First Floor

Cupboard

Bedroom 1
3.17m (10'5") max
x 3.85m (12'8")

Bathroom
1.86m x 2.38m
(6'1" x 7'10")

Landing

Bedroom 2
3.75m x 2.00m
(12'4" x 6'7")

Bedroom 3
3.12m (10'3") max
x 2.45m (8')

13 Craggs View, Over Kellet

Area Map

Energy Efficiency Graph

Energy Efficiency Rating

		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		95
(81-91)	B		
(69-80)	C		
(55-68)	D	84	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

England & Wales — EU Directive 2002/91/EC

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