



BETH ZUR, 11 ASH MEADOW ROAD  
NETHER KELLET, CARNFORTH, LA6 1EN  
**£525,000**

**MILNE MOSER**  
SALES + LETTINGS



- Elevated Position
- Views over countryside to Morecambe Bay and distant Fells
- Versatile layout
- Generous Proportions Throughout
- Excellent Storage
- Extensive and Well-Tended Mature Garden



3



3



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GARAGE &  
PARKING

#### OVERVIEW

Offered on the open market for the first time since new, this lovely home has a versatile layout and lots of potential. Meaning 'House on the Rock', Beth Zur lives up to the name and has a wonderful elevated position with far-reaching views over countryside, Lakeland Fells and the distant Morecambe Bay. Well maintained garden spaces surround the property giving privacy and ample parking and the plot is well balanced with the accommodation. The three reception rooms offer plenty of space for family living - the second sitting room connects to a shower room giving versatility for a dependent relative or guests and there is a well fitted kitchen. The bedrooms are set to one end of the property, all three are doubles and there is a second shower room. Combining all this with ample storage and a generous garage, this property really must be viewed to appreciate the potential on offer. Popular with families and retirees alike, Nether Kellet has excellent access to the M6, Lancaster and the nearby amenities at Carnforth. The primary school has been Ofsted graded Good or Outstanding in all areas and there is a local church and various social and activity clubs in the village hall.

#### ACCOMMODATION

Entering the driveway, buyers will be immediately impressed by the external appearance of Beth Zur. The elevated position gives hints to the views that are on offer and there is plenty of parking. Steps lead up to the porch, a







useful space, perfect for shedding wet coats and shoes. Once in the hallway, the bedrooms are off to the left and the living accommodation to the right. Take a moment in the lounge to admire the view, only after will you realise the room is dual aspect and light and bright. A marble fire surround provides a focal point and double doors connect to the dining room. An excellent second reception room and located next to the kitchen, ideal for everyday family meals. Pass through a set of retro glass doors into the sitting room. At the rear of the property, the sitting room has vistas over the garden and fields and could easily be a fourth bedroom, ideal for guests or a dependent relative. The adjacent shower room is modern and stylish and there is a rear porch/laundry. Overlooking the rear garden, the kitchen has a breakfast bar table and is well fitted with limed farmhouse style base and wall units - the hot water cylinder is concealed within a cupboard.

The three bedrooms are all located to one side of the property along with a second shower room. The master bedroom has lovely views across to Morecambe Bay and distant fells and the two further bedrooms both have built-in wardrobes. The shower room has a large walk in enclosure.

Moving outside, the property continues to impress with established garden spaces, well planted with numerous magnolia trees, herbaceous beds and well clipped evergreen shrubs. The lawns provide space for play and there is a greenhouse, ideal for those wanting to grow produce. Adjacent to the porch, a small door leads into an under house store. Built-in cupboards and windows give this space some potential as a hobby room or studio. The garage has a sliding door, power and light and houses the Vaillant boiler.





#### DIMENSIONS

Porch 13' 11" x 5' 5" (4.24m x 1.66m)

Hall

Lounge 15' 0" x 13' 11" (4.57m x 4.24m)

Dining Room 12' 5" x 10' 11" (3.78m x 3.33m)

Sitting Room 10' 1" x 15' 7" (3.07m x 4.74m)

Shower Room 5' 2" x 6' 10" (1.58m x 2.08m)

Rear Porch 5' 4" x 8' 2" (1.63m x 2.50m)

Bedroom 15' 0" x 11' 8" (4.57m x 3.56m)

Bedroom 11' 9" x 10' 8" (3.59m x 3.24m)

Bedroom 11' 11" x 9' 8" (3.62m x 2.93m)

Shower Room 8' 0" x 5' 11" (2.43m x 1.80m)

Garage 15' 1" x 25' 5" (4.61m x 7.75m)

Store 15' 1" x 10' 8" (4.61m x 3.25m)

#### ESSENTIAL INFORMATION

Services: Mains Water, Gas, Electric and Drainage. B4RN  
superfast broadband connected

Tenure: Freehold

Council Tax Band: E

EPC Grading: D



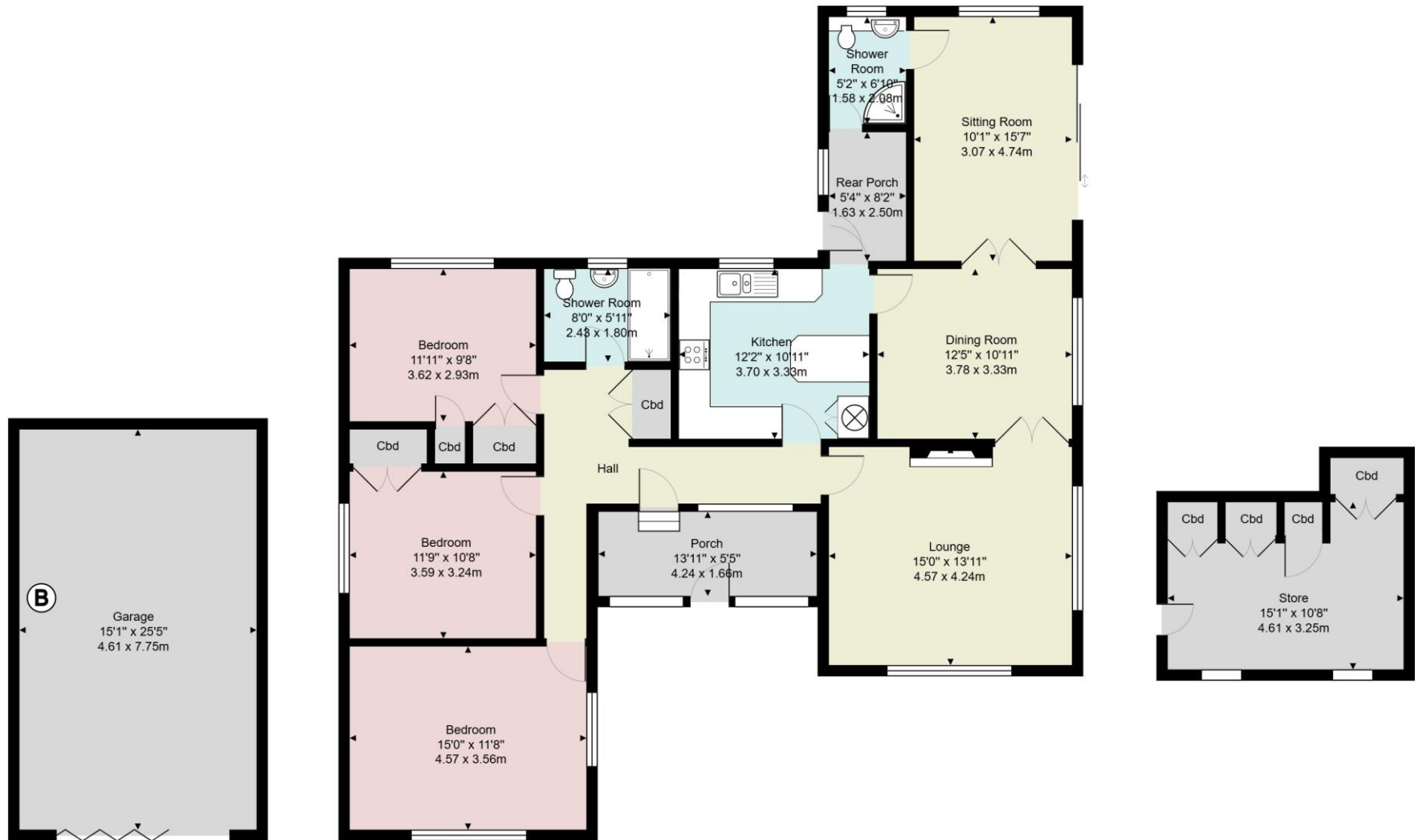












Approx. Total Area: 2063 ft<sup>2</sup> ... 191.6 m<sup>2</sup> including Garage and Store

This plan is for illustrative purposes only and should be used as such by any prospective purchasers.  
The appliances and systems shown have not been tested and no guarantee to their operability or efficiency can be given.  
Measurements are approximate and for display purposes only

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 75 C      |
| 55-68 | D             | 66 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

To arrange your viewing contact our Milnthorpe Team

If you would like further information or insights prior to viewing, please contact Lois Clifton

#### DIRECTIONS

Approaching Nether Kellet from Carnforth on Back Lane, Continue to the junction, turning right onto Main Road. Ashmeadow Road is on the left, follow up the hill towards the head of the cul-de-sac with the property being on the right hand side.  
what3words///protests.glue.dried

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