

Over Kellet: Conservation Area Assessment

Why is Over Kellet Conservation Area special?

Over Kellet is a village east of Carnforth, situated on a crossroads of the high road from Carnforth to Arkholme and the road from Nether Kellet to Capernwray. The village has medieval origins as the manor of Kellet is recorded in the Domesday Book and this was divided into two townships – Nether and Over Kellet. The two villages are physically divided by a hill known as Kellet Seeds, which has since been predominantly quarried.

The Conservation Area boundary is divided into two parts along Kirkby Lonsdale Road. The main part is centred around a diamond shaped village green at the crossroads, the second part is further east on the main road towards Arkholme is arranged around a small open pasture of land. Through the medieval period, it is recorded that many of the inhabitants of Over Kellet are devoted to agriculture. The village is a pleasant collection of 17th to 19th century houses, several with associated barns. Buildings are primarily constructed in traditional building styles, using local sandstone for walling and slate for roofing.

Within the village, the traditional farmhouses and barns are also interspersed with much grander houses and architectural styles such as Hall Garth which commands views across the village green. The areas of greenery and mature trees within the Conservation Area enhance its rural setting and agricultural history.

General

- Rural setting of the village, surrounded by open agricultural fields
- Nucleated arrangement of the settlement; houses around a formal central village green and farmhouses further east around a small open pasture
- Central village green with medieval origins and a 19th century market cross and WWI war memorial
- Collection of detached farmhouses and barns, dating from 17th and 18th century, facing immediately onto the main roads
- Architectural prominence of the late-Georgian Hall Garth house
- Abundance of greenery within the Conservation Area
- Mixture of limestone and sandstone walling, some buildings rendered, with slate roofs

Important buildings and features

- Hall Garth (Grade II) - a c.1826 villa-style house constructed in limestone ashlar, with a central pedimented portico. The house is a prominent building within the village and is surrounded by large gardens and mature trees. The design is attributed to William Coulthard, although possibly influenced by George Webster's work
- Village Cross (Grade II) - the date of this is unknown although it was added to in the late-19th century and restored 1983. Crosses were often used to symbolise a market at a village
- War Memorial – situated at a twinned position with the village cross. The memorial is a broken column on a stone plinth

- Eagle's Head (Grade II) - an early-19th century pub constructed in limestone with an attached sandstone constructed former barn
- Green Meadow (Grade II) and Green Bank Farm (Grade II) - two 18th century houses situated perpendicular to the main road, creating a distinctive pinch point in the main road

Conservation Area Name

Area (ha)

Designation Date

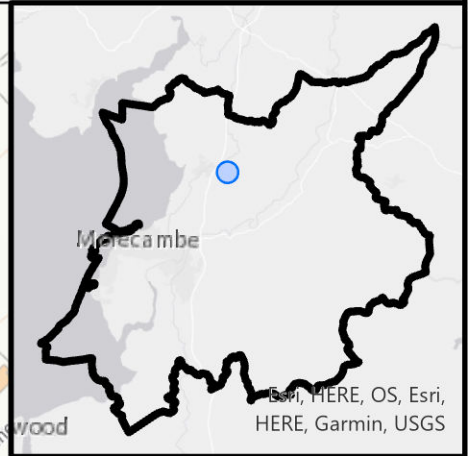
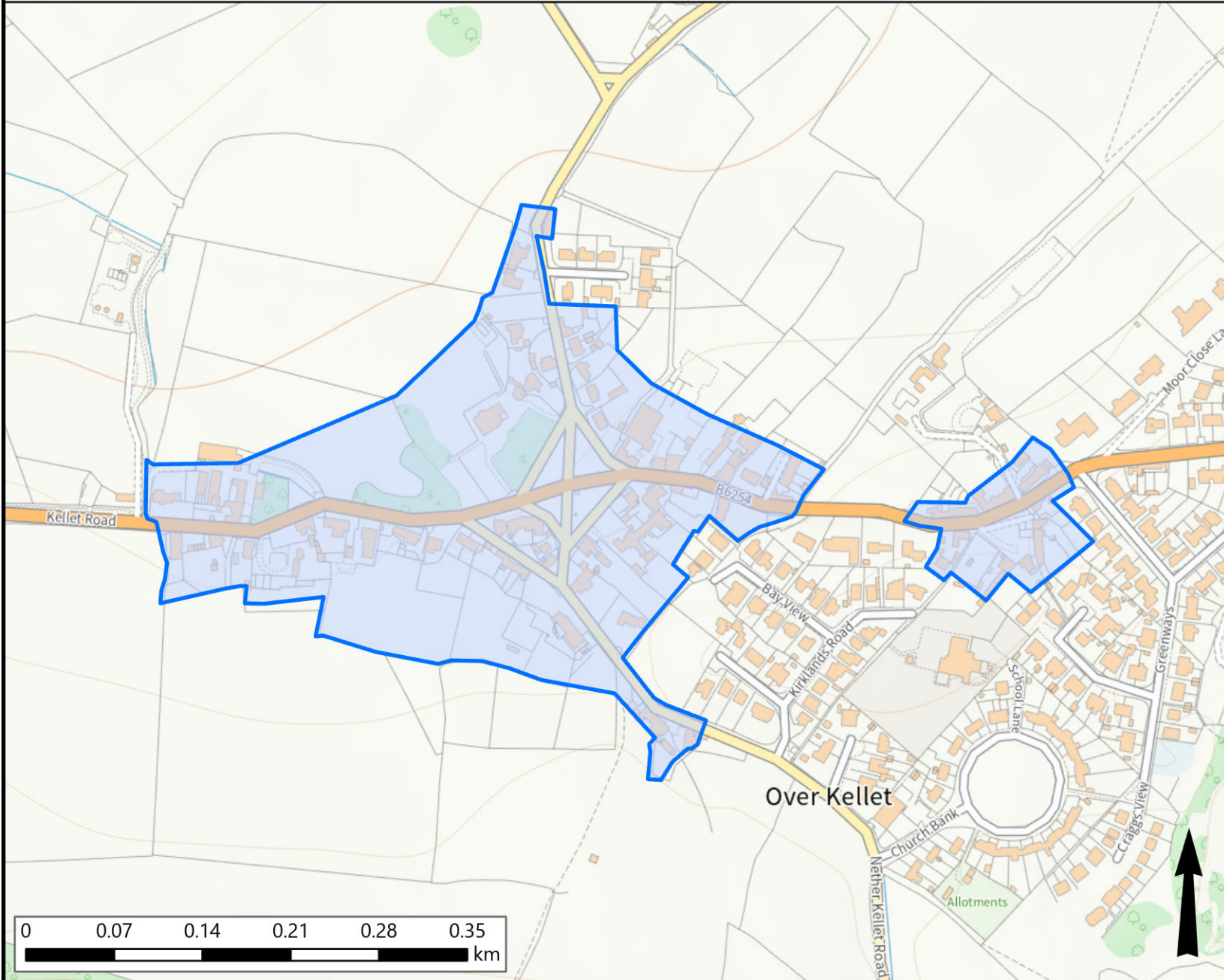


Promoting City, Coast & Countryside

Over Kellet

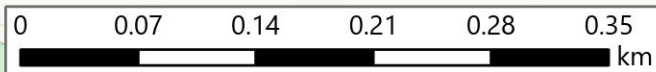
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Legend

-  Conservation Areas
-  Lancaster District Boundary



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Scale: 1:4,500, if printed on A4

Date Printed: 17/01/2023

