

40
YEARS
1982 - 2022

HACKNEY
& LEIGH



Warton

£379,950

Warton Hall Farmhouse, 57 Main Street, Warton, Carnforth, LA5 9NT

Grade II listed Warton Hall Farmhouse dates back to the late C18th and boast a wealth of old world charm. Now in need of a program of renovation the spacious, well proportioned rooms comprise of, two large reception room and three double bedrooms, front garden and plenty of off road parking all located in the picturesque village of Warton.

Quick Overview

Grade II Listed Cottage
Three Double Bedrooms
Two Reception Rooms
Full of Period Features
Located in Picturesque Village of Warton
Countryside Views
Plenty of Off Road Parking
Close to Local Transport Links & M6
In Need of Modernisation
Ultrafast Broadband speed 1000mpbs
available*



3



1



2



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Ultrafast
1000mpbs

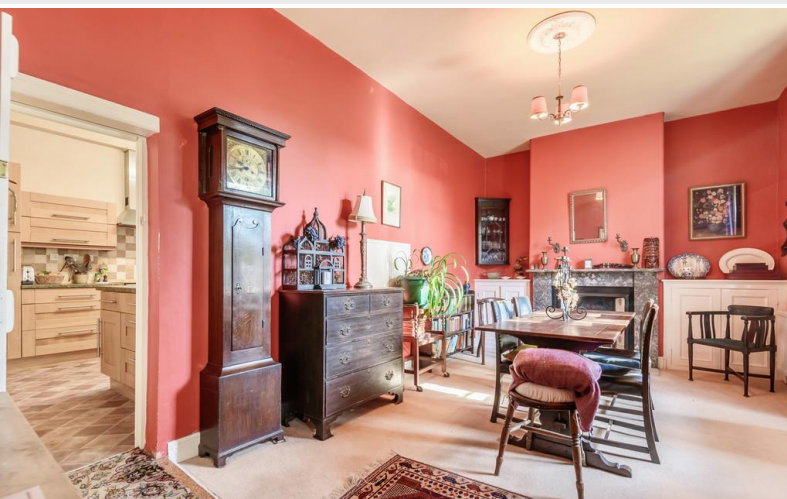


Off Street
Parking

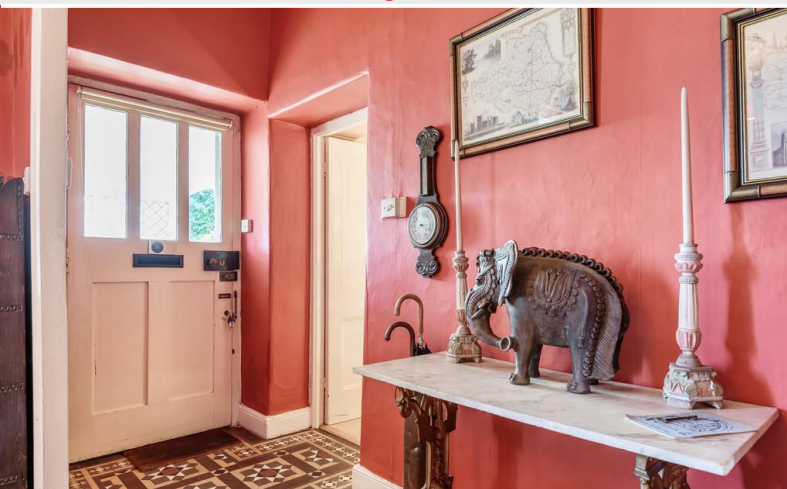
Property Reference: C2238



Living Room



Dining Room



Entrance Hall



Breakfast Kitchen

Property Overview Enter Warton Hall Farmhouse via an open porch with stained glass windows leading into the main entrance hall which opens into the dining room. The light dining room is fitted with a feature cast iron open fire place sat on a stone hearth with a marbled mantle piece with ample space for a large dining table and chairs. To the left of the entrance hallway is the large, bright living room fitted with a feature gas fire place with a decorative stone surround, with staircase leading to the first floor.

To the rear of the entrance hall you will find the breakfast kitchen, fitted with a range of wall and base units with inset stainless steel sink and half with drainer and a matching breakfast bar. Space for fridge, freezer, cooker, dryer and plumbing for a washing machine. The kitchen also benefits from having a pantry with fitted shelving and a store room beyond. Staircase leading to the first floor.

Upstairs you will find three good sized bedrooms and the family bathroom. Bedroom one being the largest with views across the open countryside, useful storage cupboard space for king size bed plus ample space for bedroom furniture/dressing area. Bedroom two being the opposite side with exposed walls to the front and back, exposed beams and loft access, again a good sized room with ample space for double bed and furniture. Bedroom three benefits from a storage cupboard and has views across the open countryside. The bathroom is fitted with a three piece suite comprising; timber panelled bath with shower over, W/C and vanity sink unit. Useful storage cupboard with shelving and housing the Vaillant boiler.

Outside The property benefits from a large front garden with gravelled ample off road parking and places to sit out.

Location The tranquil village of Warton is located within moments of Warton Crag nature reserve providing a vast array of walks on the doorstep. The village has a busy and active community with a village post office, two popular public houses, local brewery and a well regarded primary school. The location also provides great access to the nearby market town of Carnforth that provides a variety of amenities including a range of local shops, supermarkets, a secondary school, doctors, dentist along with a handy West Coast railway station and quick road access to the M6 motorway in minutes.

From the Hackney & Leigh Carnforth Office, turn left and proceed out of Carnforth towards Warton. On entering the Village of Warton, continue down main street for about 0.3 miles where the property is situated on the left hand side just before the entrance to Church Hill Avenue and can be located by our for Sale sign.

What3Words ///clotting.condition.that

Accommodation (with approximate dimensions)

Living Room 18' 3" x 18' (5.56m x 5.49m)

Dining Room 19' 10" x 11' 2" (6.05m x 3.4m)

Breakfast Kitchen 19' 10" x 11' 2" (6.05m x 3.4m)

Pantry 8' 8" x 4' 7" (2.64m x 1.4m)

Store 9' 9" x 6' 5" (2.97m x 1.96m)

Bedroom One 18' 4" x 18' 1" (5.59m x 5.51m)

Bedroom Two 23' 11" x 9' 5" (7.29m x 2.87m)

Bedroom Three 12' 11" x 10' 7" (3.94m x 3.23m)

Property Information

Services Mains electric, mains gas, mains drainage and mains water.

Tenure Freehold.

Council Tax Lancaster City Council - Band F.

Viewings Strictly by appointment with Hackney & Leigh Carnforth Office.

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



Living Room



Dining Room

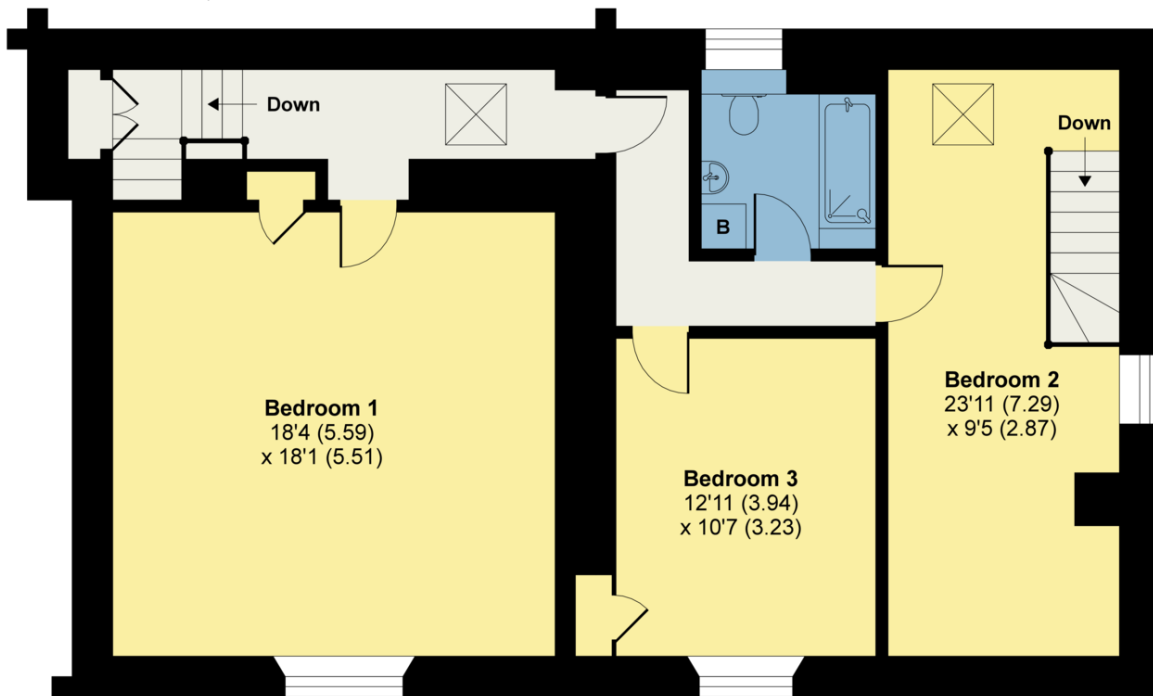


Bedroom One

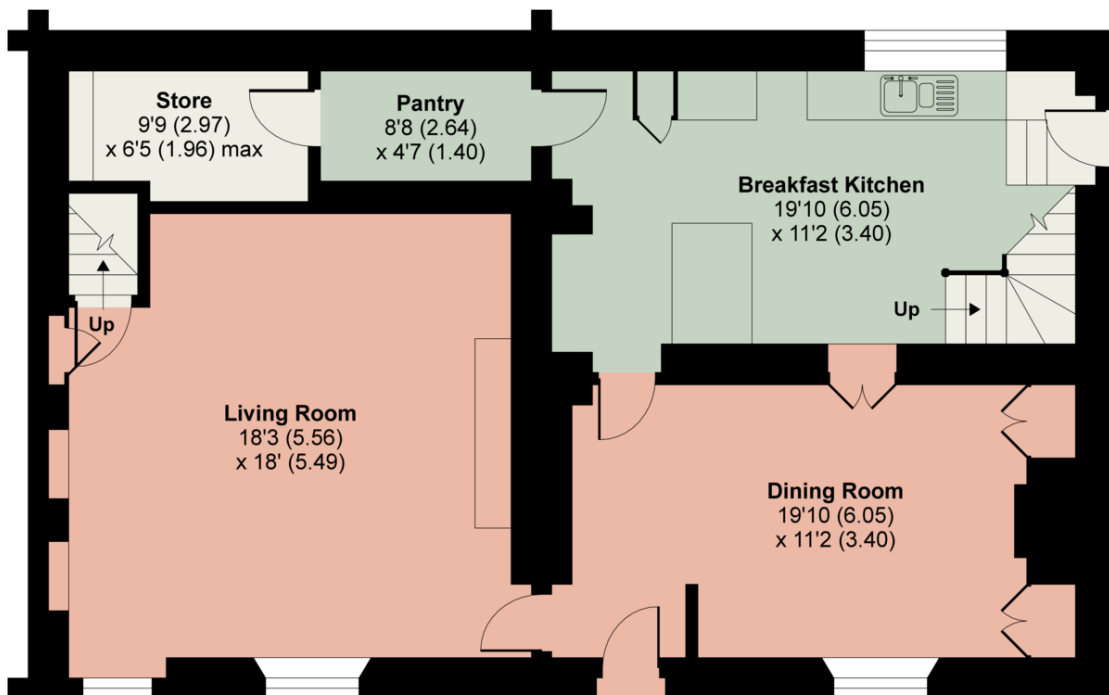
Main Street, Warton, Carnforth, LA5

Approximate Area = 1996 sq ft / 185.4 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Hackney & Leigh. REF: 912448

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