



Warton

£270,000

6 The Roods, Warton, Carnforth, Lancashire, LA5 9QG

Delightful 3 bedroom semi-detached house located in the charming village of Warton. This home boasts open plan living spaces, providing a seamless flow throughout.

Standout features of this property are its large conservatory, offering views of the surrounding countryside and lovely enclosed garden with direct access to countryside walks, you can explore and appreciate the scenic landscapes right from your doorstep. Off Road Parking and ample storage available in the outhouse complete this deceptive home.

Quick Overview

- Three Bedroom Semi-Detached Home
- Village Location
- Open Countryside Views to the Rear
- Open Plan Living Spaces
- Off Road Parking
- No Onward Chain
- Direct Access from the Garden to Countryside
- Lovely Rear Garden
- Outhouse Providing Additional Storage
- Superfast Broadband 66Mbps*



3



1



2



D



Ultrafast
Broadband



Off Road Parking

Property Reference: C2294



Living Room



Living Room



Living Room



Conservatory

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, 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.

Property Overview As you step into the entrance hall, you'll immediately feel a sense of openness and warmth with solid parquet flooring under foot. To the left, you'll find the bright and airy living room, adorned with a wood-burning stove set against a brick back and a slate hearth, providing both charm and coziness for the cooler winter months.

Connected to the living room is a large, luminous glazed conservatory, offering ample space for dining and additional seating. With two doors leading to the rear garden, this conservatory allows you to seamlessly enjoy the beauty of the outdoors from the comfort of your home.

Continuing from the living room, you'll enter the semi-open plan living spaces that flow effortlessly into the well-equipped kitchen. The kitchen boasts a range of wall and base units, complemented by elegant granite worktops, integrated dishwasher. A ceramic Belfast sink adds a touch of sophistication. Among the appliances, you'll find an LG American fridge freezer and a Rangemaster oven with a 5-ring gas hob, nestled within a charming chimney inglenook and equipped with a built-in extractor hood.

As you ascend the staircase, you will discover space to add a console table or bookcase leading to the landing which features the loft hatch giving access to the boarded loft space which has power and light. The front-facing third bedroom offers a slightly elevated position over the neighbouring properties and boasts far reaching sea views, while the rear-facing bedrooms one and two offer delightful views of the countryside fields. Bedroom two also features a convenient storage cupboard, providing ample space for your belongings.

The bathroom features a bath with a rainfall shower, accompanied by a shower screen. A pedestal hand wash basin and a W.C. complete the amenities, all beautifully complemented by tasteful tiling.



Kitchen





Kitchen



Bedroom One



Bedroom Three



Bedroom Two

Outside Gated access from the front leads you to a laid lawn and flagged pathways that guide you to a charming gravelled patio seating area. With raised rockery flower borders, the garden offers a burst of colour and charm. 6 The Roods enjoys access to open countryside through a gated entrance. The garden boasts mature shrubs, trees, and elegant acer trees, creating a tranquil retreat. Additionally, there is a convenient open wood store and outbuilding which features base units, a stainless steel sink, plumbing for a washing machine, and space for an extra fridge and freezer.

Parking To the front of the property is a paved driveway providing ample off road parking.

What3words [///plodding.wired.campsites](http://plodding.wired.campsites)

Directions From the Hackney & Leigh office in Carnforth, turn right and follow the road out into Millhead. Continue along the road through Warton, passing along Main Street, and the turnings to Borwick Lane on the right, and Coach Road on the left. Take the left hand turn onto The Roods and take the immediate left and number 6 can be found at the top of the cul de sac.

Accommodation (with approximate dimensions)

Living Room 19' 04" x 10' 05" (5.89m x 3.18m)

Conservatory 23' 7" x 11' 5" (7.19m x 3.48m)

Kitchen 13' 6" x 12' 5" (4.11m x 3.78m)

Bedroom One 12' 11" x 11' 05" (3.94m x 3.48m)

Bedroom Two 11' 04" x 9' 11" (3.45m x 3.02m)

Bedroom Three 10' 5" x 7' 7" (3.18m x 2.31m)

Outhouse 18' 3" x 8' 10" (5.56m x 2.69m)

Property Information

Services Mains gas, water, drainage and electricity.

Tenure Freehold. Vacant possession upon completion.

Council Tax Band B - Lancaster City Council.

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.



Rear Garden



View From First Floor Bedroom



Rear Garden



Rear Garden

Request a Viewing Online or Call 01524 737727

Meet the Team

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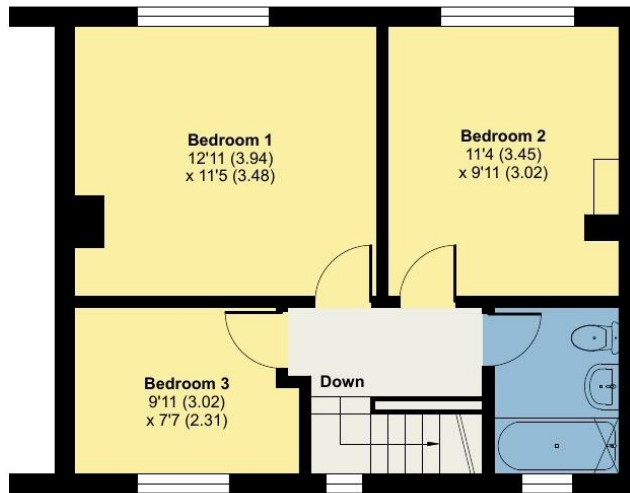
The Roods, Warton, Carnforth, LA5

Approximate Area = 1186 sq ft / 110.1 sq m

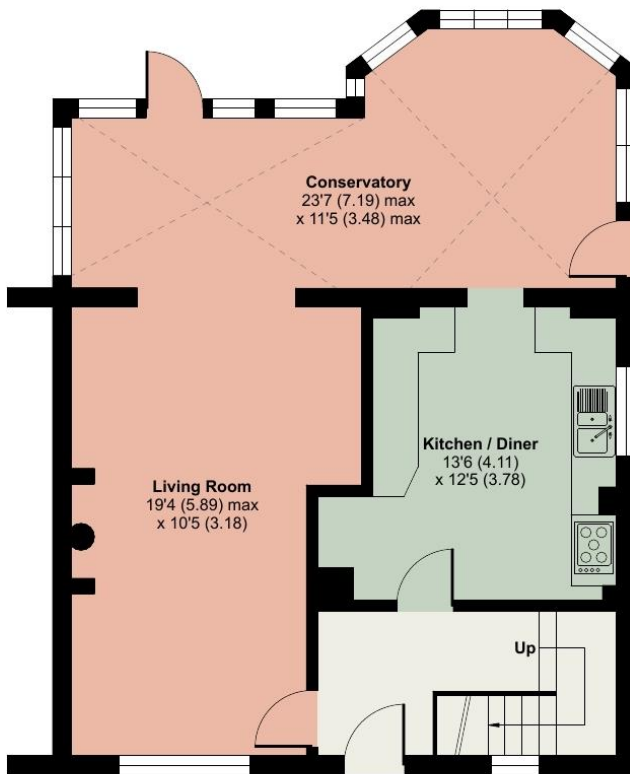
Outbuilding = 161 sq ft / 14.9 sq m

Total = 1347 sq ft / 125 sq m

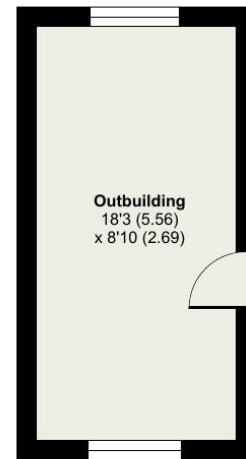
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



OUTBUILDING



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄che.com 2023. Produced for Hackney & Leigh. REF: 989141

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