



Warton

2 Mill Lane, Warton, Carnforth, Lancashire, LA5 9NW

This deceptively spacious 1930's detached double bay fronted bungalow offers three bedrooms and an abundance of natural light, creating a bright and inviting atmosphere throughout.

With a conservatory, off-road parking, a driveway, garage, patio, and rear garden, this property provides all the amenities you need for comfortable living in the picturesque village of Warton. The kitchen diner, featuring a cosy log burner, is the perfect space to gather with loved ones.

Offers over £300,000

Quick Overview

- Double Bay Fronted Detached Bungalow
- Driveway, Off Road Parking & Garage
- Patio & Rear Garden
- Bright Inviting Conservatory
- Spacious Kitchen Diner
- Smart Lock Entrance System
- No Onward Chain
- Sought After Village Location
- Close to Transportation Links
- Ultrafast 1000Mbps* Broadband



3



1



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Ultrafast*
Broadband



Garage & Off
Road Parking

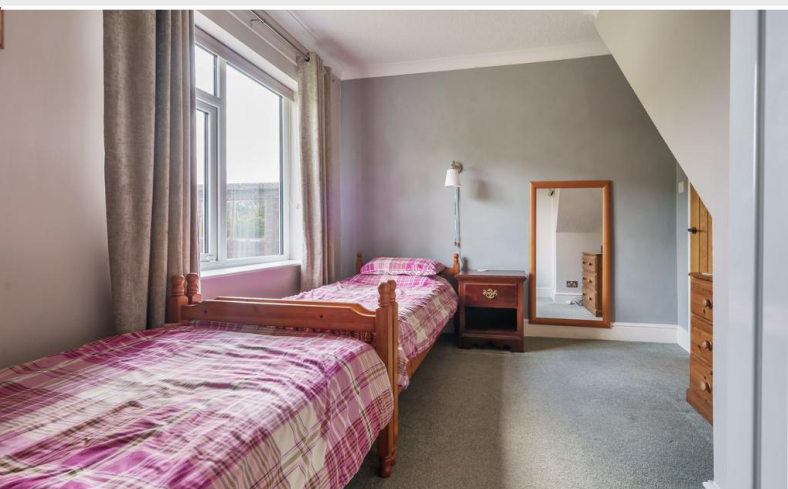
Property Reference: C2310



Living Room



Living Room



Bedroom Two



Bedroom One

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 through the smart lock door, you are greeted by a spacious entrance hallway that offers abundant room, perfect for showcasing your personal touch. All the cylinder locks in the property were replaced last autumn with high security locks including the smart lock system on the front door.

To the right of the hallway, an inviting living room awaits, boasting a beautiful bay window that overlooks the well stocked front garden. The room's focal point is an open fireplace, featuring a tiled hearth and a striking brick effect feature wall, creating a cozy atmosphere for relaxing evenings.

As you venture left from the entrance hallway, you'll discover bedroom one, a tranquil retreat that showcases a bay window and a brick effect feature wall. Adding to the charm, a marble effect hearth and surround with a coal effect gas fire enhance the room providing warmth.

Continuing towards the rear of the property, you'll find bedroom two, which offers a delightful view of the garden, with glimpses of Warton Crag in the distance.

Conveniently located to the rear on the left, a contemporary shower room awaits, designed with both style and functionality in mind. The room boasts an in-built hand wash basin and W.C., complemented by storage cupboards and a unit. A sleek shower enclosure with both a shower attachment and a rainfall shower creates a luxurious bathing experience, enhanced by the elegant and modern tiling.

Stepping into the heart of the home, the rear of the property reveals a spacious and luminous kitchen. The kitchen features a range of wall and base units, adorned with complementary surfaces that exude sophistication. A one and a half bowl stainless steel sink unit adds practicality to the culinary space. The wall-mounted Ariston combi gas boiler which is controlled by a programmable Hive system and is integrated with a motion sensor and door sensor which can control whether the heating is on or off. Kitchen appliances include Hotpoint fridge/freezer, 4-ring gas hob, cooker hood, integrated washing machine and new double oven and new full-size dishwasher (both autumn 2022) providing modern convenience.

The dining area accommodates a table and chairs perfectly with an attractive Firefox multifuel stove, nestled on a slate hearth, adding a touch of warmth and character. A fitted cupboard within the chimney recess offers additional storage space.



Bedroom One



Shower Room



Kitchen Diner



Kitchen Diner



Loft Room



Conservatory

From the kitchen, a doorway leads up to the loft room, which boasts a Velux window and eaves storage providing practicality and convenience, making the room versatile and adaptable to your needs.

Finally, the kitchen leads to a light-filled conservatory, offering a serene atmosphere and a seamless transition to the rear patio and garden. This inviting space allows you to bask in the beauty of the outdoors while enjoying the comfort of your home.

With its combination of stylish interiors, charming features, and inviting living spaces, this property is a true gem that promises both comfort and luxury. Don't miss the opportunity to make this exceptional home your own.

Outside To the front of the property you are greeted by a colourful array of wild flowers. To the rear of the property is a patio area perfect for al fresco dining and framed with raised borders of mature hedgerows, bushes, shrubs and flowers. Laid lawn area with wooden garden shed.

Parking & Garage A tarmacked driveway provides ample off road parking and leads to a detached garage with up and over door, light and power.

What3words [///humid.spotted.frail](#)

Directions From the Hackney & Leigh Carnforth office, turn left and follow the road out towards Warton, passing through Millhead. On entering the village of Warton, the property is situated on the left hand side before the turning for Sand Lane.

Accommodation (with approximate dimensions)

Living Room 12' 7" x 10' 2" (3.84m x 3.1m)

Kitchen / Diner 16' 1" x 13' 9" (4.9m x 4.19m)

Conservatory 10' 3" x 7' 8" (3.12m x 2.34m)

Bedroom One 15' 2" x 11' 10" (4.62m x 3.61m)

Bedroom Two 13' 8" x 9' 6" (4.17m x 2.9m)

Loft Room 18' 4" x 14' 11" (5.59m x 4.55m)

Garage 16' 1" x 8' 4" (4.9m x 2.54m)

Property Information

Services Mains gas, water, drainage and electricity.

Tenure Freehold. Vacant possession upon completion.

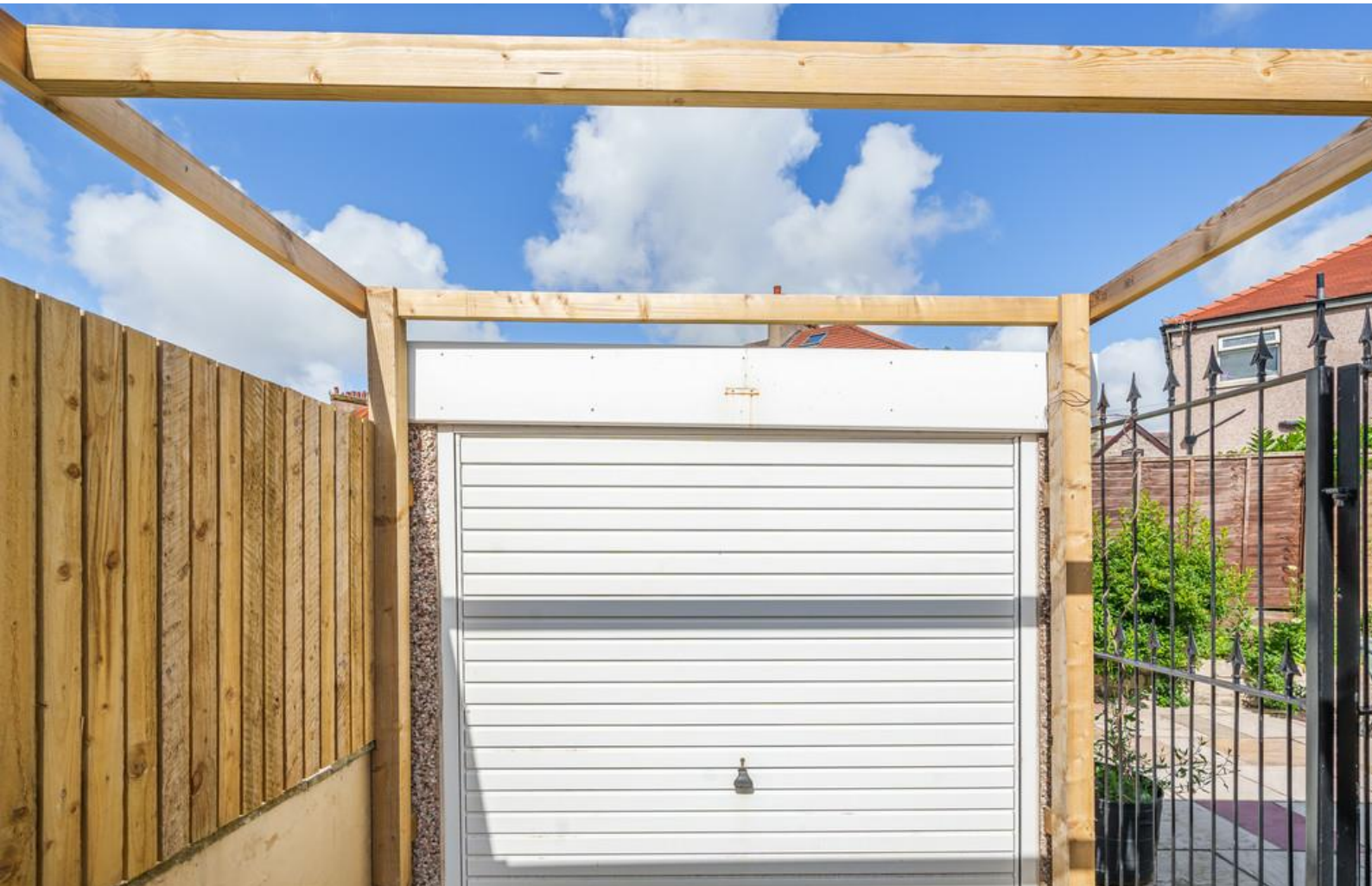
Council Tax Band C - Lancaster City Council.

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.



Views Towards Warton Crag



Detached Garage



Rear Garden



Rear Elevation

Request a Viewing Online or Call 01524 737727

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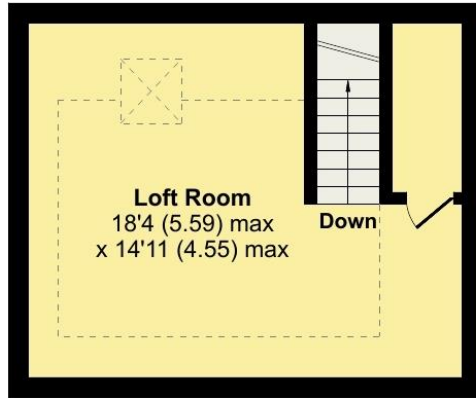
Approximate Area = 1087 sq ft / 101 sq m

Limited Use Area(s) = 102 sq ft / 9.4 sq m

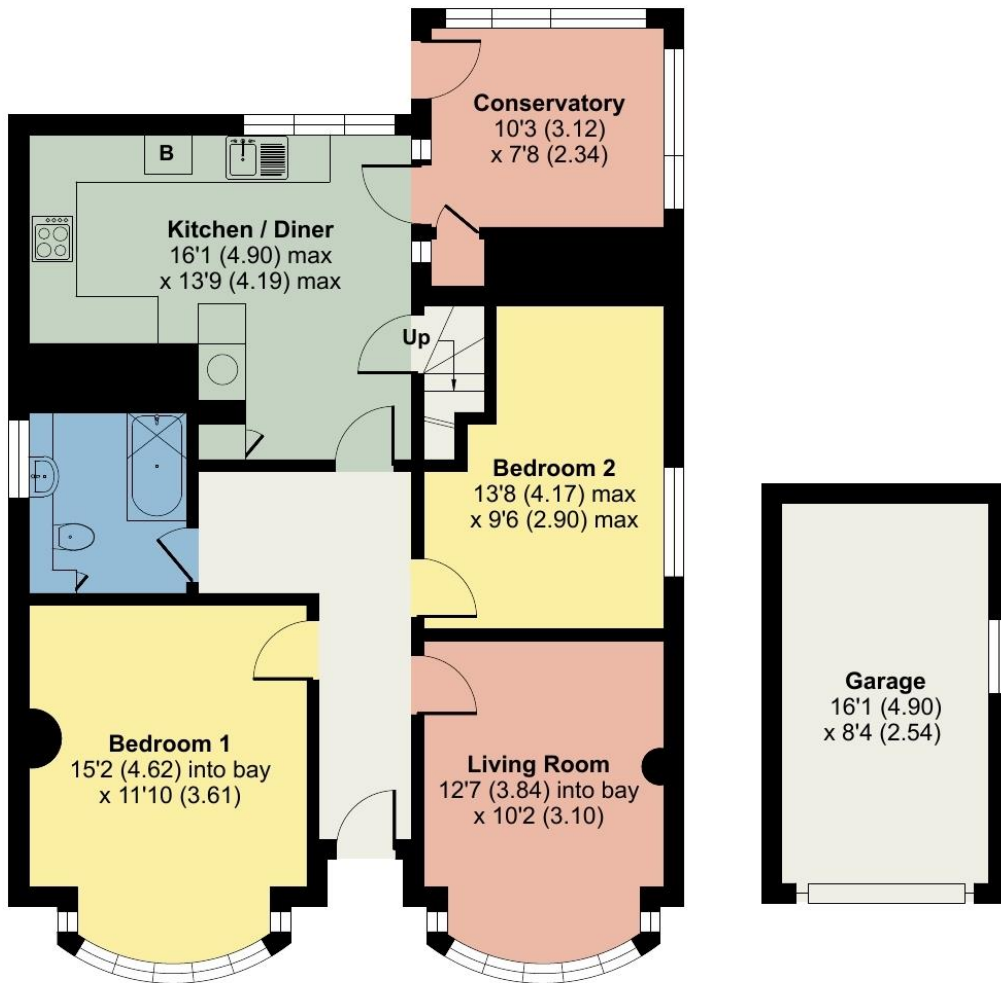
Garage = 140 sq ft / 13 sq m

Total = 1329 sq ft / 123.4 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). © n1checom 2023. Produced for Hackney & Leigh. REF: 1003530

A thought from the owners...The best things about this cottage are the brightness into the front in the morning and into the kitchen and conservatory at the back when you're making dinner, the lovely open position and fantastic views of Warton Crag."

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