



Warton

£395,000

123 Main Street, Warton, Carnforth, LA5 9PN

A traditional historic cottage in the sought after village of Warton, a perfect family home boasting three double bedrooms, a spacious kitchen diner, large living room, conservatory snug and stunning extensive rear gardens with fantastic views.

Quick Overview

Traditional Character Cottage

Kitchen Diner

Spacious Accommodation

Three Double Bedrooms

Two Bathrooms

Extensive Rear Gardens

Sought After Village Location

Close to Local Amenities

Easy Reach Of Motorway And Rail Links

Ultrafast Broadband 1000 Mbps*



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Ultrafast
Broadband



On Street
Parking

Property Reference: C2335



Living Room



Kitchen Diner



Kitchen



Conservatory Sun Room

Location Welcome to Warton, a picturesque village surrounded by beautiful countryside. This hidden gem boasts a rich history, stunning landscapes, and a close-knit community that welcomes you with open arms. Whether you're seeking a tranquil escape or a vibrant community to call home, Warton has something special to offer.

For nature enthusiasts, Warton offers an abundance of outdoor experiences, Warton Crag nature reserve is a short stroll away, providing a vast array of walks on the doorstep. Lace up your hiking boots and explore the nearby Arnside and Silverdale Area of Outstanding Natural Beauty, where stunning coastal vistas and diverse wildlife await.

The village's proximity to the Lake District National Park also means that adventure is never far away. The village has a busy and active community with, two popular public houses, local brewery and a well regarded pre-school and 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 Discover your dream home, in a picturesque haven where classic charm meets modern convenience. Nestled in a serene neighbourhood, this stunning property offers an ideal blend of comfort and style.

Stepping into 123 Main Street you lead into the spacious kitchen diner, the heart of the home where delicious meals and cherished memories come together. The traditional kitchen diner boasts timeless design with ample storage provided from wall and base units and additional built in alcove cupboards and has integrated appliances including electric dual oven, microwave and gas hob.

The focal point of the room is a wood burning stove, perfect for winter evenings and making an inviting environment for spending time with loved ones.

The large living room features an open fire and surround and offers a cozy and inviting retreat where you can entertain, relax, spend quality time with friends and family and create unforgettable moments.

To the rear of the cottage there is a useful utility room and beautifully designed snug and conservatory perfect for reading, making into a home office, or simply relaxing and taking in the beauty of your garden.



Kitchen Diner



Living Room



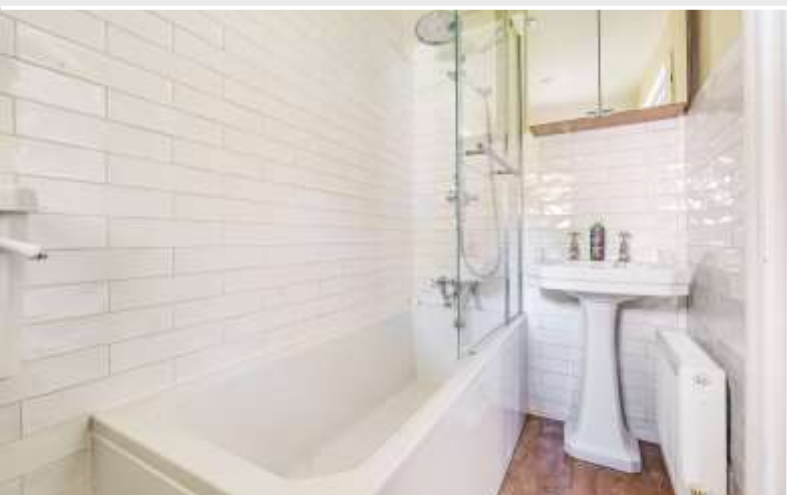
Bedroom Three



Bedroom Two



Bedroom One



Bathroom

From the living room stairs lead up to three well-appointed double bedrooms, spacious and well-lit, these bedrooms provide ample space for your family's needs. Bedroom one has the added benefit of an en-suite bathroom and dressing room with w/c and pedestal hand wash basin.

The family bathroom has a white three piece suite and complementing tiling with w/c, pedestal hand was basin and bath with overhead rainfall shower and a handy storage cupboard perfect for hiding away towels and bedding.

With lots of original features this cottage is full of character and charm and is just waiting for the next lucky home owner to put their own stamp on it.

Outside To the front of 123 main street there is a patio area with woodstore and access down the side to the beautiful rear garden.

The patio from the conservatory is perfect for sitting out on a summers day and leads up steps to further patio areas and extensive lawns with well established trees shrubs and borders, allotment areas to the top of the garden make a perfect place perfect for green fingered enthusiasts.

This expansive garden offers endless possibilities for outdoor activities, gardening, or simply basking in the sunshine.

Looking back towards the property are wonderful views over the whole garden paradise and out towards the countryside.

Directions From the Hackney & Leigh Office follow the road out of Carnforth towards Warton. On entering the village travel along Main Street, keep going through the village passing the post office, a short way after the property can be found on the left hand side before the turning to Borwick Lane.

What3words ///envisage.festivity.freshen

Parking On Street Parking.



Rear Aspect



Generous Gardens



Rear View



Rear Patio



2024 Ordnance Survey 00748341

Accommodation with approximate dimensions

Kitchen Diner 15' 11" x 15' 7" (4.85m x 4.75m)

Living Room 13' 4" x 12' 7" (4.06m x 3.84m)

Snug/Conservatory 19' 0" x 9' 8" (5.79m x 2.95m)

Bedroom One 11' 7" x 10' 8" (3.53m x 3.25m)

Bedroom Two 13' 0" x 7' 10" (3.96m x 2.39m)

Bedroom Three 15' 8" x 8' 11" (4.78m x 2.72m)

Property Information

Services Mains gas, water and electricity.

Council Tax Lancaster City Council - Band B

Tenure Freehold. Vacant possession upon completion.

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.

Meet the Team

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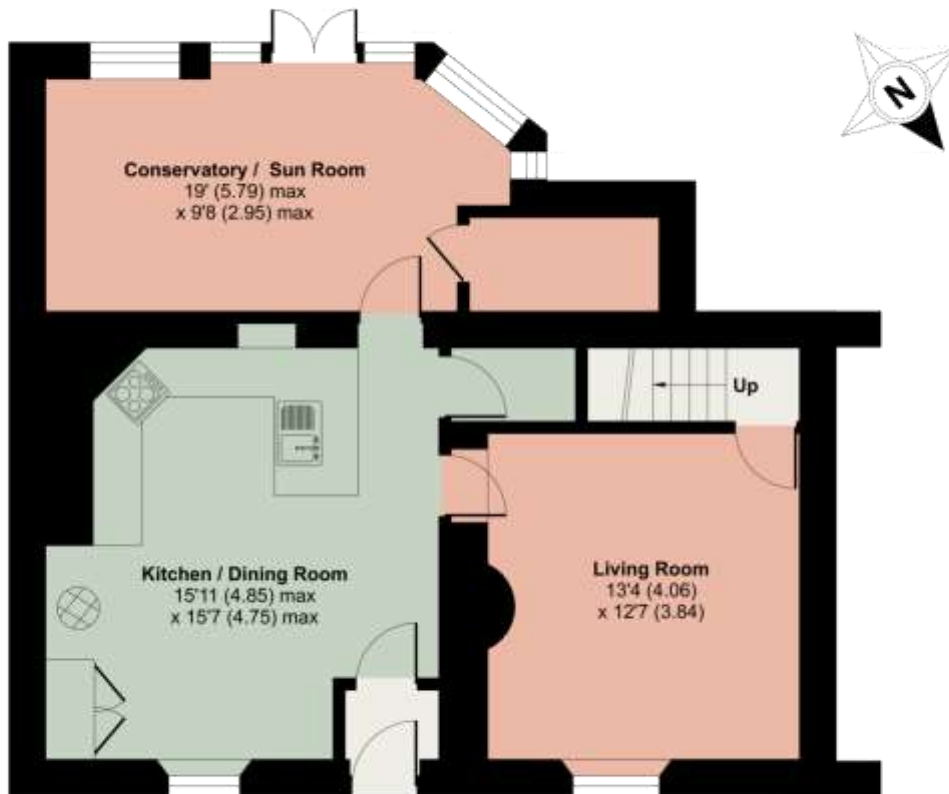
Main Street, Warton, LA5

Approximate Area = 1377 sq ft / 127.9 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2023. Produced for Hackney & Leigh. REF: 1028682

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