



Warton

£475,000

The Woodlands, 175 Main Street, Warton, Carnforth, LA5 9QF

The Woodland is situated on a generous plot and offers a unique opportunity to create a dream home in the highly sought-after location of Warton, with stunning views of Warton Crag and the surrounding countryside. The property is in need of a program of modernisation and updating, making it perfect for buyers looking to add personal touches and create a bespoke living space. With plenty of parking, versatile living spaces, expansive views and gardens, this property presents a rare opportunity to secure a home in a peaceful rural setting.

Quick Overview

Three Bedroom Detached Home

Two Reception Rooms

Lower Ground Floor with Development Potential

Situated on a Generous Plot

Parking for Several Cars

Located in a Sought After Village

Views to the Nature Reserve

In Need of Updating

Rare Opportunity to Create & Design a Family Home

Superfast Broadband with Fibre to Cabinet



3



2



2



E



Superfast
Broadband



Garage & Off
Road Parking

Property Reference: C2450



Location Located in the Lancashire countryside, Warton combines rural charm with excellent accessibility. Just minutes from the M6 motorway and close to Carnforth for rail links, it's ideal for commuters heading to Lancaster, Kendal, and beyond.

Families will appreciate the local Warton Archbishop Hutton's Primary School, with secondary options in nearby Carnforth and Lancaster, known for its outstanding Grammar Schools.

Outdoor enthusiasts will love the proximity to Warton Crag Nature Reserve, offering scenic walks and wildlife spotting, along with easy access to the Arnside and Silverdale Area of Outstanding Natural Beauty for further exploration.



Entrance Hall

Property Overview To the left of the hall, you'll find a well-proportioned dining room, with natural light from a bay window and featuring a cosy gas fireplace, perfect for intimate dinners and relaxing evenings. At the rear of the property, the spacious living room offers breathtaking views over the garden and out towards the fields and Warton Crag beyond, creating a serene and picturesque setting.

The kitchen is equipped with a range of wall and base units, including an integrated oven and grill. A door from the kitchen leads out to a side porch, which could be conveniently utilised as a utility room.



Living Room

The ground floor accommodates two of the bedrooms, ideal for those requiring single-level living. Bedroom Two is a spacious double room situated at the front of the property, featuring a bay window that enhances its bright and airy feel. Bedroom Three, another double bedroom, is located at the rear aspect of the house, offering comfort and privacy.

Ascending to the first floor, you'll discover Bedroom One, which boasts stunning views over the village of Warton and up to Warton Crag Nature Reserve. This room offers ample built-in storage and benefits from an en-suite shower room, providing a private retreat.



Living Room View

The lower ground floor, accessible via a lift, includes a garage that leads through to a kitchenette/utility area with a washing area and three additional store rooms. These versatile spaces offer great potential for conversion into offices, a kitchen, or additional living areas, subject to the usual consents.

Externally, the extensive gardens surrounding the property



Dining Room



Bedroom Three



Kitchen



Bedroom One



Drive and Garage



Aerial View

are a standout feature. With two separate entrances, there is ample parking for several vehicles. The expansive gardens, filled with a variety of shrubs, trees, and landscaped areas, are perfect for garden enthusiasts or those seeking abundant outdoor space.

This 3-bedroom detached bungalow offers an exceptional opportunity to acquire a property on a substantial plot in Warton, with stunning views and significant potential for modernisation. Whether you are looking to create a family home or develop a unique property with large garden spaces, this bungalow is a rare find in a highly desirable location.

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 turning to Borwick Lane continue up through the village and the property is located after the turning to The Roods on the left hand side.

What3words [///spurring.hotspots.testers](https://www.what3words.com/#!/spurring.hotspots.testers)

Accommodation with approximate dimensions

Entrance Hall

Dining Room 12' 5" x 12' 9" (3.78m x 3.89m)

Kitchen 13' 9" x 8' 10" (4.19m x 2.69m)

Bedroom Three 12' 9" x 11' 10" (3.89m x 3.61m)

Living Room 15' 3" x 11' 6" (4.65m x 3.51m)

Bedroom Two 12' 11" x 15' 2" (3.94m x 4.62m)

Lower Floor

Garage 17' 4" x 15' 1" (5.28m x 4.6m)

Kitchenette Utility 8' 7" x 10' 5" (2.62m x 3.18m)

Store Room One 11' 10" (3.61m)

Store Room Two 11' 3" x 9' 2" (3.43m x 2.79m)

Store Room Four 12' 10" x 12' 2" (3.91m x 3.71m)

Property Information

Services Main electricity, mains gas, mains water and drainage.

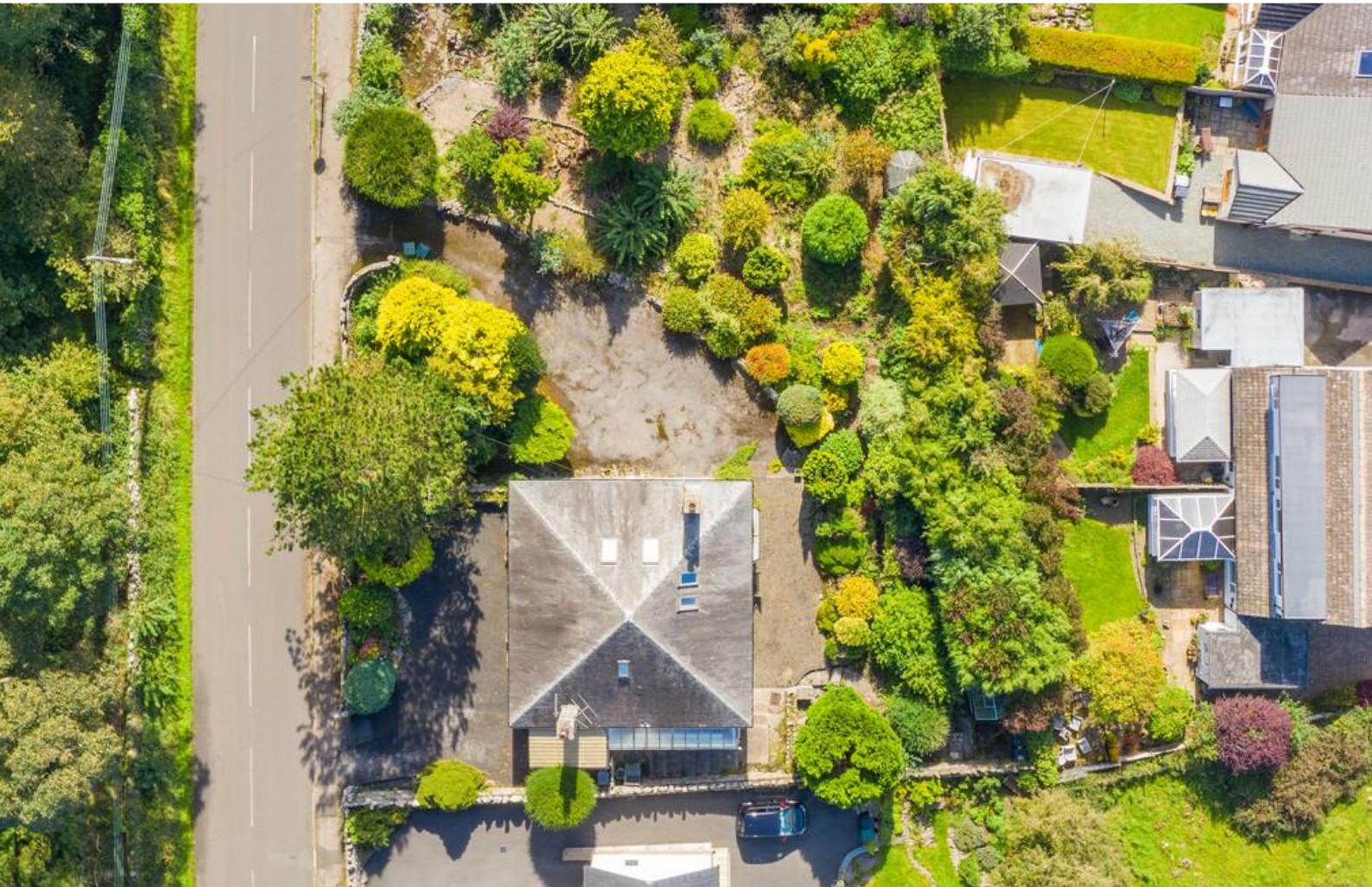
Council Tax Band D Lancaster City Council

Tenure Freehold. Vacant possession upon completion.

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



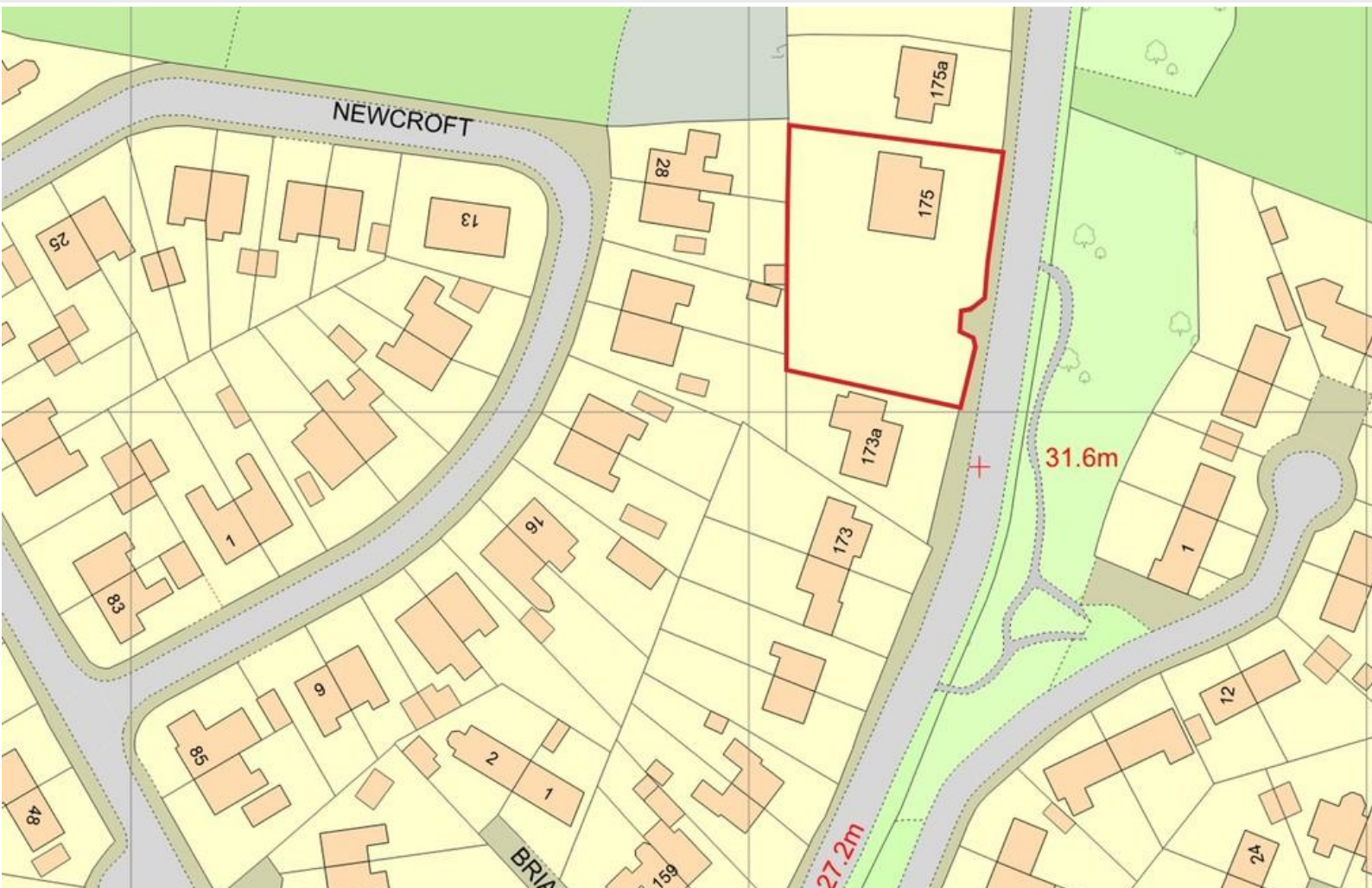
Garden



Aerial View



Aerial View



Ordnance Survey Map 2024 - 01186271

Request a Viewing Online or Call 01524 737727

Meet the Team

Richard Harkness M.R.I.C.S

Sales Manager

Tel: 01524 761806
Mobile: 07971 911357
richardharkness@hackney-leigh.co.uk



Laura Hizzard

Property Marketing Consultant

Tel: 01524 737727
Mobile: 07464 545687
laurahizzard@hackney-leigh.co.uk



Keira Brown

Sales Team

Tel: 01524 761806
arnsidesales@hackney-leigh.co.uk



Kirsty Roberts

Sales Team

Tel: 01524 761806
arnsidesales@hackney-leigh.co.uk



Viewings available 7 days a week including evenings with our dedicated viewing team
Call **01524 737727** or request online.



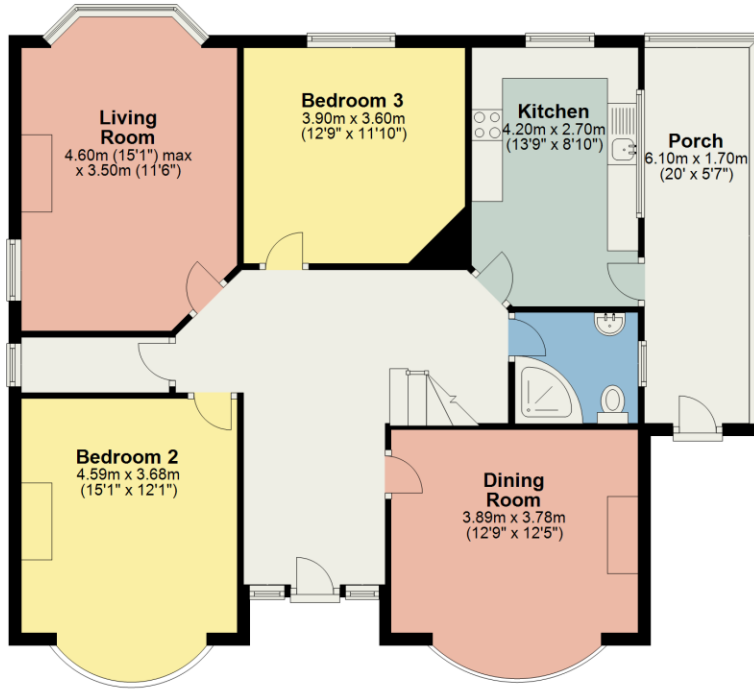
Need help with **conveyancing**? Call us on: 01539 792032



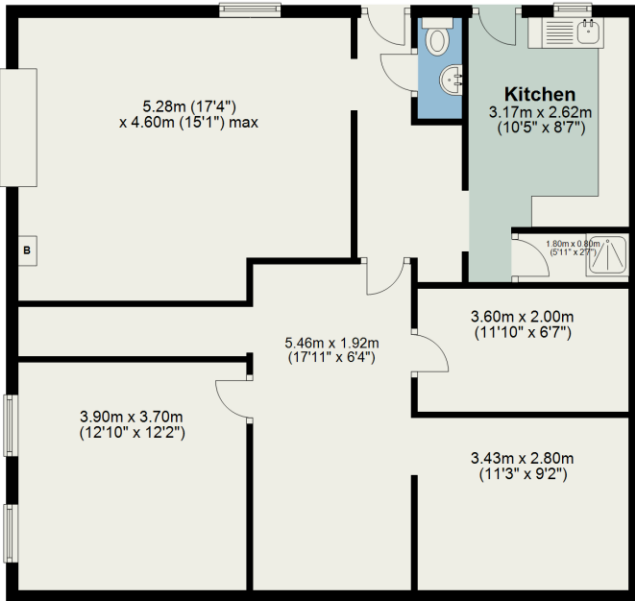
Can we save you money on your **mortgage**? Call us on: 01539 792033

Hackney & Leigh Ltd Market Street, Carnforth, Lancashire, LA5 9BT | Email: carnforthsales@hackney-leigh.co.uk

Ground Floor
Approx. 106.8 sq. metres (1149.3 sq. feet)



Basement
Approx. 93.5 sq. metres (1006.0 sq. feet)



First Floor
Approx. 44.9 sq. metres (483.5 sq. feet)



Total area: approx. 245.2 sq. metres (2638.8 sq. feet)

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF: Plan produced using PlanUp.

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Mes srs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 24/09/2024.