



## Warton

Plum Tree Barn, Main Street, Warton, Carnforth, LA5 9PN

Welcome to Plum Tree Barn, located in the sought after village of Warton, this house boasts spacious accommodation, a quaint patio garden and has the added benefit of off-street parking. The village itself is within easy access for commuting by motorway, train and bus, with services in the local market town of Carnforth. Also being within easy walking distance to the local village school, this property really could be your perfect family home.

Offer Over **£300,000**

### Quick Overview

- Semi-Detached House
- Three Double Bedrooms
- Spacious Living Areas
- Enclosed Patio Garden
- Sought After Village Location
- Off Street Parking
- Close to Local Amenities
- Easy Reach Of Commuter Links
- Well Regarded Schools Nearby
- Superfast Broadband\*



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Superfast  
Broadband



Off Street  
Parking

Property Reference: C2590



Entrance Hall



Kitchen



Living/Dining Room



Living/Kitchen/Dining Room

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 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.

Stepping into Plum Tree Barn you are greeted by a spacious hall with ample room to storing muddy boots after a countryside walk. From here, make your way into the open-plan kitchen and dining area. While currently divided into zones, with some updating and personal touches, this space has the potential to become a fantastic family hub.

The kitchen is currently fitted with a range of wall and base units, complementary worktops, a built-in oven and hob, and space for freestanding appliances. Towards the front of the property, you'll find a generous living room featuring dual-aspect windows that flood the space with natural light, along with a central fireplace that creates a warm, inviting focal point.

At the heart of the home, an open staircase rises from the kitchen/dining area, leading to three well-proportioned double bedrooms.

The principal bedroom has the added benefit of built-in wardrobes, offering practical storage and a clutter-free environment. Bedroom two, currently used as a home office and snug, is a spacious double, while bedroom three also offers ample room for freestanding furniture. The family bathroom is fitted with a clean white suite comprising a large shower enclosure, WC, and pedestal hand wash basin.

Externally there is all-important off-street parking, a real bonus in this area, along with a private, enclosed patio garden. It's the ideal spot for morning coffee, summer BBQs, or simply soaking up a bit of sunshine in your own peaceful corner of the countryside.



Living/Dining Room



Living Room



Bathroom



Bedroom One



Bedroom Two



Bedroom Three

### Accommodation (with approximate dimensions)

Entrance Hall 12' 4" x 6' 9" (3.76m x 2.06m)

Dining/Living Area 24' 5" x 11' 10" (7.44m x 3.61m)

Kitchen 11' 3" x 7' 4" (3.43m x 2.24m)

Living Room 25' 0" x 12' 1" (7.62m x 3.68m)

Bathroom 7' 9" x 7' 9" (2.36m x 2.36m)

Bedroom One 22' 3" x 12' 2" (6.78m x 3.71m)

Bedroom Two 13' 3" x 13' 0" (4.04m x 3.96m)

Bedroom Three 13' 0" x 11' 8" (3.96m x 3.56m)

### Property Information

Services Mains gas, water and electricity.

Council Tax Lancaster City Council - Band E.

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.

What3words ///licks.dubbing.kneeled

Directions From the Hackney & Leigh Office follow the road out of Carnforth through Millhead and into Warton. On entering the village keep travelling along Main Street, heading past the Malt Shovel, St. Oswalds Church and The George Washington, keep going and just after Ashleigh Interiors you will find the property on the left hand side which can be located by our For Sale Board.

Viewings Strictly by appointment with Hackney & Leigh Carnforth Office.

Anti-Money Laundering Regulations (AML). Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).

N.B. The property is currently unregistered, this may cause a delay and additional costings to a purchaser upon completion.



Bedroom One



Bedroom Two



Garden



Garden

Request a Viewing Online or Call 01524 737727

## Meet the Team

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

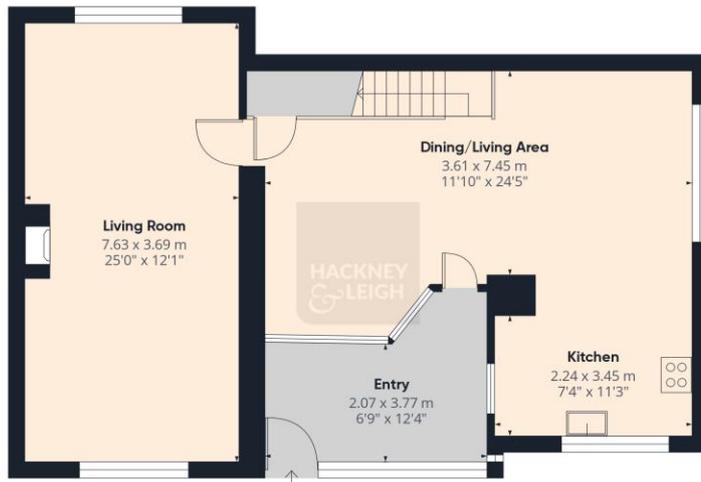


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Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**  
146.9 m<sup>2</sup>  
1581 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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