





Inside The Home

Stepping in to this sizeable family home, you arrive in the Entrance Vestibule, where ample scope can be found to create a truly welcoming entrance. With space for fitted cupboards and coat hooks, this provides the perfect place for hanging coats and storing muddy boots. This leads into a spacious Hallway, with access to the reception rooms and the first floor. To the right, a large Living Room can be found, perfect for entertaining the whole family. With access to a Study area perfect for those who work from home, and further access to the rear and surrounding gardens. To the left, a spacious Dining Room awaits, which nicely flows into a fitted Kitchen with a handy breakfast bar area and built in Pantry. This leads into a useful Utility Area, with a ground floor WC, further built in storage and access to the rear parking and garage. To the first floor, four generous bedrooms can be found, all with incredible views to admire. The principal bedroom has an excellent Ensuite Bathroom, providing two sizeable bathrooms, with the main Bathroom is also located on this floor. Whilst this property requires modernisation throughout, there is plentiful scope to create a truly incredible family home, located in an Area of Outstanding Natural Beauty.

Let's Take A Closer Look At The Views

Breath-taking views of Warton Crag Nature Reserve can be admired from all rear rooms of this incredible home. To the front, rooftop views towards Ingleborough, the second-highest mountain in the Yorkshire Dales, and the surrounding Lancashire countryside can be observed. Watch the ever changing landscapes transform throughout the year from the warmth and comfort of this spacious home.

Let's Step Outside

To the front of the property, steps lead from the road side, to a raised garden with a pathway leading to the front of the property. Gardens sweep around this beautiful home, leading to a rear garden, where off road parking for approximately 3 cars can be found, as well as a large detached garage. Through the secure metal gates, there is a further double detached garage, providing additional parking, as well as an access lane which provides access back to the main road. The beautiful garden space has been well loved over the years and provides purchases with privacy and space. With a laid to

lawn wrap around garden with mature hedging, shrubs and fruit trees, his beautiful garden provides ample space for allowing little ones to explore and play.

The Location

Warton village lies on the West Coast of Morecambe Bay, situated just over a mile away from the market town of Carnforth. With a plethora of amenities on its doorstep including a main bus route, a primary school, two village pubs and a local brewery, there is ample to explore in the village alone. With the oldest building in the village dating back to the 14th Century, there is much history to explore with nods to the village past including the Old Rectory, the prominent village Church and the Lime Kilns located on the crag road. With further amenities located in Carnforth such as Carnforth Train Station, providing access to the West Coast mainline, three supermarkets, independent and national shops as well as two doctors surgeries, two dentists, a secondary school and easy access to the M6 motorway for those who commute.

Services

The property is fitted with a Gas central heating boiler and has 16 solar panels located on the front roof elevation. This feeds the electricity supply for the property, with any excess being fed back into the grid. A credit is then raised when meter readings are supplied. There is also mains water and mains drainage at the property.

Please note: This is also an obsolete Husky Advanced Air Source Heat Pump located in the side garden, which has controls located in the Living Room.

Tenure

The property is Freehold.

Council Tax

This home is Band E under Lancaster City Council.

Viewings

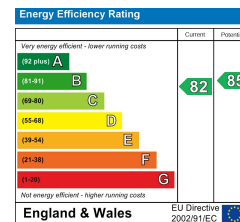
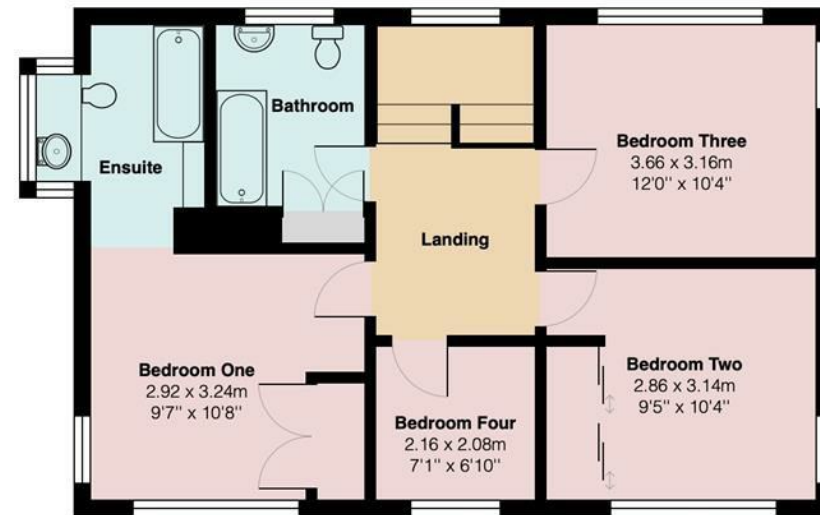
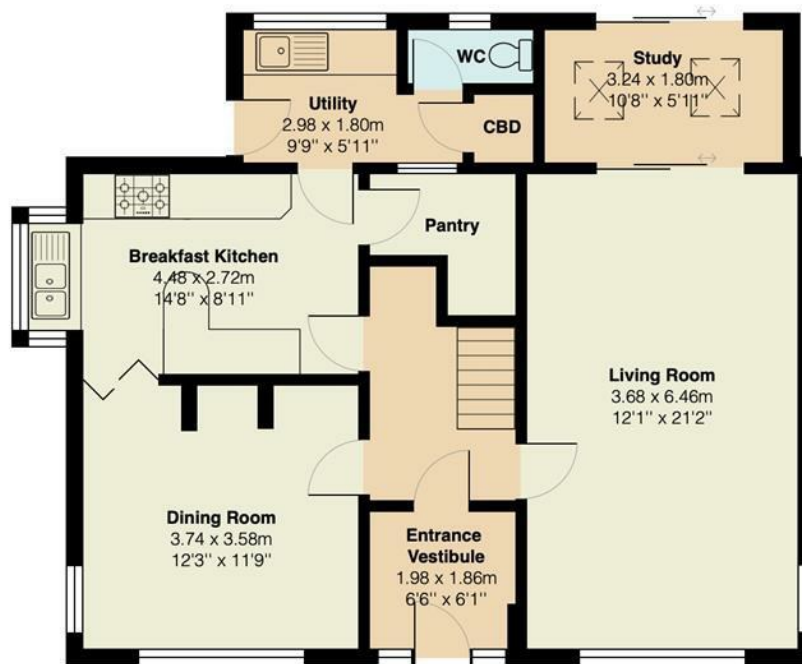
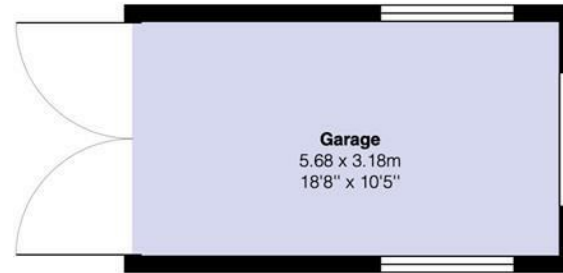
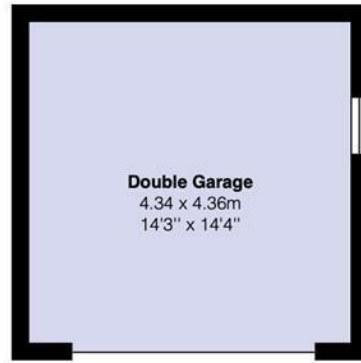
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Energy Performance Certificate

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