HOUSECLUB
ESTATE AGENCY

5 Hutton Gardens, Warton, Carnforth, LA5 9TL

Offers in the region of £375,000

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This beautifully presented four bedroom detached house is situated in the picturesque village of Warton. With a thriving community and amenities including schools, churches and pubs its a brilliant base for couples, families and retirees. You're never far from the breath-taking natural surroundings, with Warton Crag and the surrounding fells offering an abundance of countryside walks and outdoor activities.

The property boasts inviting living spaces to gather friends and family, with three double bedrooms and a versatile single bedroom giving every member of the household a space of their own. A downstairs WC and utility space in the garage make this ideal for busy family life, with a fitted kitchen with integrated appliances and a well-proportioned bathroom servicing the home. The addition of a glass conservatory to the rear of the house expands the entertaining space and provides the perfect spot to relax and enjoy the garden whatever the weather.

A low maintenance rear garden provides space to sit out in the warmer months, with planting space, a central lawn and a powered greenhouse for gardening enthusiasts. The front of the house offers off-road parking in front of the electric up and over door to the garage, with an established pruned tree offering privacy and adding to the rural feel.

This brilliant property is offered with no onward chain and is just waiting for you to add your mark and settle into your exciting new home. Contact us today to book a viewing!

The Location

Set against the picturesque backdrop of the Area of Outstanding Natural Beauty, Warton is ideal for those seeking a peaceful yet well-connected lifestyle. The village is home to a strong, welcoming community and boasts a number of key amenities including a post office, primary school, village hall, and local pubs. Residents enjoy easy access to a range of walking and cycling routes, with nearby Leighton Moss RSPB Reserve and Warton Crag providing excellent opportunities for outdoor recreation. Warton's proximity to Carnforth (approximately 2 miles away) enhances its appeal, offering additional amenities such as supermarkets, health services, restaurants, and a railway station with direct links to Lancaster, Manchester, and beyond. The M6 motorway is also within close reach, making Warton a practical choice for commuters.

Let's Look Inside

Hallway
18'5" x 6'8" (5.63 x 2.05)

A welcoming entrance hallway with laminate flooring greets you as you enter the property, with access to the front reception room and WC, and a carpeted staircase leading to the first floor.

Reception 1
14'7" x 11'3" (4.47 x 3.44)

A well-presented reception room sits at the front of the property with a double glazed bay window filling the room with natural light. A gas fireplace sits in a stone surround and forms the focal point of the room. A fresh grey carpeted floor offers plenty of space for seating and storage making it a great room to relax and entertain. Double doors lead through to the second reception room, allowing you to extend the entertaining space for gathering family and friends.

Reception 2
11'8" x 9'3" (3.58 x 2.84)

A carpeted reception room at the centre of the home with access to the kitchen, conservatory and front reception room. Whether used as a dining room, second sitting room or opened up to the kitchen to make a big family kitchen diner, it's yours to tailor to your lifestyle.

Kitchen
11'10" x 8'7" (3.63 x 2.64)

A well-appointed kitchen at the rear of the house features integrated appliances including a fridge, freezer and dishwasher, with a four ring induction hob and oven. A tiled floor and backsplash make it easy to keep clean, with a 1.5 sink and drainer set in the laminate worktop beneath the double glazed windows that looks out into the garden. A breakfast bar makes it a practical space for busy family life, with the option to remove the wall into the second reception room to create a kitchen diner if desired. There is no shortage of storage space with cabinetry on three sides and a deep understair cupboard for hiding away household gadgets and outdoor clothing. An internal door leads through to the integral garage, with utility space, keeping noise and clutter to a minimum in the main living spaces.

WC
7'1" x 3'6" (2.17 x 1.09)

A downstairs WC with laminate flooring is a useful addition for families and for use by visitors. Featuring a low flush toilet and sink with storage, a frosted double glazed window provides daylight with a central ceiling light for evening use.

Conservatory
9'3" x 8'0" (2.84 x 2.46)

A bright and welcoming conservatory has been added to the rear of the house, offering the perfect place to enjoy a morning coffee while you look out into the green, established rear garden. Tri aspect double glazed windows and a glass roof flood the space with natural light, with French doors to the paved patio allowing you to open up the house in the warmer months.

Landing
13'10" x 6'8" (4.23 x 2.05)

The carpeted first floor landing connects the bedrooms and the bathroom, with an overhead attic hatch. A deep overstair cupboard offers a large and useful airing cupboard with additional storage space.

Bathroom
7'1" x 3'6" (2.17 x 1.09)

A bright, well-proportioned bathroom with a neutral tiled floor and walls makes it a pleasure to get ready in each day. Featuring a low flush toilet, sink with storage, bathtub with overhead shower and a heated towel rail. A frosted double glazed window on the rear aspect provides natural light with a ceiling light for evening use.

Bedroom 1
11'5" x 10'5" (3.48 x 3.19)

A carpeted double bedroom at the front of the house boasts built in wardrobes and storage above the bed space for clothing and accessories to keep the space clear and clutter-free. A double glazed window on the front aspect looks out across the street to the surrounding countryside. The bedroom boasts a dedicated en-suite bathroom, a fitting addition for the master suite.

Ensuite
8'5" x 4'11" (2.58 x 1.50)

A three piece ensuite with monochrome tiling services the main bedroom, featuring a large corner shower enclosure, low flush toilet, sink with storage and a fitted countertop perfect for toiletries and beauty products. A frosted double glazed window on the side aspect illuminates the space during the day with a double panel radiator adding to the comfort of the room.

Bedroom 2
18'9" x 8'9" (5.74 x 2.67)

An impressively spacious double bedroom at the side of the house sits above the garage space and features dual aspect double glazed windows making it a bright and welcoming space whether used as a bedroom or hobby room. The rear window takes in views across the rooftops to the nearby countryside, with field views to the front. There is ample room on the carpeted floor for a double bed and built in wardrobes and dressing table with space left over, so you can design the room to fit your needs.

Bedroom 3
11'4" x 10'8" (3.47 x 3.26)

A double bedroom at the back of the house features a large double glazed window taking in views across to the surrounding fells. With a carpeted floor, ceiling light and double panel radiator it's a comfortable and inviting sleeping space, with a built in storage cupboard with shelving.

Bedroom 4
9'7" x 6'9" (2.94 x 2.06)

A versatile carpeted single bedroom at the front of the house is currently used as an office but would make a great nursery or child's bedroom An overstair store cupboard with hanging space provides valuable storage space. With sockets and a TV point you have flexibility in its use and configuration.

Garage
19'6" x 8'10" (5.96 x 2.71)

A large integral garage sits at the side of the house, with an electric up and over door from the front driveway. A rear external door leads out into the rear garden making it a great space to store garden equipment and outdoor toys. The serviced boiler, less than five years old, is housed in the garage space for easy access. There is power and plumbing for two appliances to create utility area, keeping appliance noise to a minimum in the home, with a double panel radiator making it a comfortable space to use throughout the year.

Step Outside

Rear Garden

A low maintenance rear garden offers the perfect space to sit out on long summer days with a paved patio directly behind the house accessed by French doors from the conservatory and the rear door of the garage. A lawn sits at the centre of the garden with a powered greenhouse for gardening enthusiasts. With established planting and trees it's a private oasis with views to the rear across to the nearby fells and stunning natural landscapes, adding to the sense of rurality.

Exterior

The front of the property provides off-road parking on the driveway in front of the electric up and over door to the garage. A pruned tree sits in front of the house, offering privacy from the street and complements the natural views to the front and rear.

Additional Information

Sold with no onward chain
Freehold
Council Tax Band E

Whilst every effort has been made to ensure the accuracy of these particulars they must in no way be used as a basis for a decision to purchase. Specified items may be subject to change and will be confirmed on the fixtures and fittings list supplied by the vendor through their solicitor. We are not responsible for testing services or appliances and as a buyer we request that all reasonable steps must be taken by yourself on these before commitment to purchase

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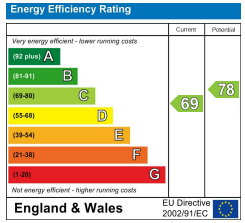

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