



WATERHOUSE
ESTATE AGENTS
Local, Professional Property Services

2 Ash Drive - Warton





Features

- A spacious family home
- Generous gardens
- Additional one bedroom annexe
- 4/5 bedrooms
- Elevated and open countryside views
- Original features throughout
- Driveway to accommodate 4 vehicles and a garage
- A modern kitchen and wet room

An impressive, 4/ 5 bedroom, detached 1920's home offering spacious accommodation, characterful features throughout and boasting an additional one bedroom annexe, ideal for visiting family and friends, for co-habiting with dependant relatives or it could be used as a rental opportunity. Located in a peaceful residential location towards the edge of the village and bordering open fields, the home is still close to local amenities and transport links with impressive open countryside views to behold from the gardens (approx. 0.6 acres). Internally the ground floor offers a generous and inviting

hallway, a large, light and bright living room, a separate dining room, a well equipped and recently installed bespoke contemporary kitchen and a study / fifth bedroom. The first floor boasts four bedrooms, all with differing views and the sleek wet room. Integral to the home yet offering separation if required, is the one bedroom annex with living room, kitchen, bedroom and bathroom - the perfect space for a relative, teenager or as an additional income. The spacious surrounding gardens offer differing areas to utilise and are accompanied by lovely views over surrounding countryside.

The village of Warton has an active community for all ages. There is a primary school rated GOOD by Ofsted, two pubs and various social and sporting groups. The village also benefits from two churches and even a popular local brewery. The M6 motorway can be reached in under ten minutes, there are regular bus services and the famous Carnforth train station is less than 5 minutes' drive away. Carnforth offers a variety of amenities including; 3 supermarkets, doctors surgery, pharmacy, several pubs, a variety of coffee shops and takeaways, 2 primary schools rated 'Good' by OFSTED and a secondary school.



GROUND FLOOR

Living room

Upon entering, your gaze is immediately drawn out of the bay window to the beautiful views of the side garden and adjacent field. This is a light and bright room offering dual aspect views and is full of natural light. The wood burning stove adds warmth and comfort creating the perfect place to spend time with friends and family.

Kitchen

A striking and bespoke kitchen with a navy and white palette and gadgets aplenty, fitted in 2021. A wide range of base and wall units can be found on every wall to include a large wine rack, display cabinets and open shelving with integrated appliances to include a Quooker tap, a dishwasher, a double oven and an induction hob with extractor hood above. Every inch of space has been thoughtfully designed and utilised with room to accommodate a breakfast table to easily seat 4. A door with a stained glass window leads through into the annexe hallway.

Dining room

A well proportioned room with fabulous private views out through the feature bay window framing the front garden. Full of natural light and with a Victorian cast iron fireplace and tiles surrounding a living flame gas fire, there is room here to have a table to easily seat 8 for more formal meals and gatherings.

Study

Accessed from the entrance hallway, this room is currently used as a study however, if required, could be used as another bedroom or play room. A window looks out to the rear garden and allows an abundance of natural light in.

Cloakroom

A stylish and thoughtfully designed ground floor cloakroom consisting of a W.C and a hand basin within a vanity storage unit and matching wall unit. White marbled metro style tiled splashbacks complement the grey tiled flooring and there is ample space to store coats and bags.



Garage

With an electric roller door - controlled via remote controls with electric and light present, this large garage makes good use of all the space available with an attic area and shelving to all walls. The room has been divided to create a second space at the rear for a workshop or craft area. Windows in both sections ensure natural light enters and the window to the main area benefits from a steel security shutter.

FIRST FLOOR

Bedroom 1

A large double bedroom brimming with natural light and offering side (over the adjacent field) and front facing views with a feature bay window.

Bedroom 2

A double bedroom with dual aspect views and a feature bay window with a full window seat to sit, relax and take in the views.

Bedroom 3

A double bedroom with two windows offering views out to the rear garden.

Bedroom 4

A single bedroom with rear facing views out to the gardens with a wooden beam adorning the vaulted ceiling.

Wet room

A sleek and modern wet room boasting underfloor heating, fully tiled walls and flooring with a large walk-in, mains fed and digitally controlled shower with a separate hand held shower head, W.C. hand basin within a vanity unit and a heated towel rail.

ANNEXE

Living room

A bright living room offering views out to the front garden through the bay window with an incorporated window seat, a wonderful place to sit and enjoy the views. The electric fireplace adds a cosy touch to the space.

Kitchen

Space saving sliding doors lead from the living room into the kitchen. Wooden base and wall units provide a good amount of storage space complemented by light work surfaces and neutrally tiled splashbacks. A Velux window above flood the room with light and adds a sense of space. Integrated appliances include an oven, a grill, a gas hob with extractor hood above and there is waist height space for a fridge.

Bedroom

A double bedroom with views out towards the side of the property and benefitting from fitted wardrobes and storage.

Bathroom

A white, three piece suite consisting of a bath with an overhead, electric shower, a hand basin and W.C. The walls are tiled in white with a Velux window flooding the room with natural light.



Externally

Stone pillars mark the start of this generous plot (approx 0.6 acres) and open up to the driveway offering ample off road parking to comfortably accommodate 4 vehicles with access to the garage. Pathways lead down towards a formal area surrounded by wonderful mature trees, including an impressive copper beech tree, and hedging with ample room for seating. A special boules court lies within a paved surround fit for a manor house garden! Heading up the side of the home is a 'zen' garden with a power supply close by. There is access to the annexe and a patio space to the rear offers room to sit out and a greenhouse (6' x 4') with a flagged base, shelving and an electric point present sits close by. Three raised fruit beds have been lovingly nurtured to offer strawberry and blackberry plants. A rockery with impressive limestone boulders and well maintained plants and shrubs leads the way up past the property and up to an elevated wildflower 'meadow' garden surrounded by traditional stone walls and mature hedging with several spaces to sit out to enjoy the gardens. Gravelled paths lead around the garden and at the top corner there is a custom built shed (6' x 6.5') that has been built into the limestone wall providing a wonderful dry space for wood and fuel with another shed (5' x 10') nearby benefitting from a solid base and metal roof, ideal for storing garden tools and equipment. From here you are treated to open countryside views and an impressive silver birch tree stands proudly overlooking the gardens.

Useful Information

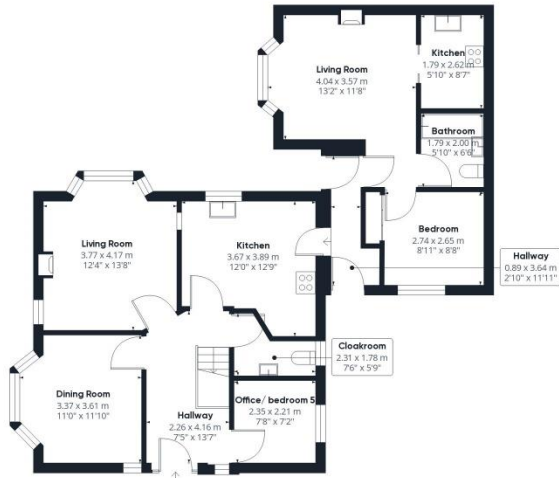
House built - 1920's. Tenure - Freehold. Council tax band - E (Lancaster City Council). Heating - Gas central heating - one boiler in the main house and a separate boiler in the annexe. Drainage - Mains. Electric consumer unit for main property replaced in 2021. Cabling in place for electric charging point at the front of the property.



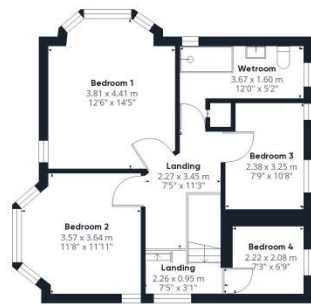
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Ground Floor Building 1



Floor 1 Building 1



Approximate total area¹⁰
146.1 m²
1572.57 ft²

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Waterhouse Estate Agents
10 Park Road, Milnthorpe
LA7 7AD
Tel: 01524 760048

info@waterhouseestates.co.uk
www.waterhouseestates.co.uk



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