



WATERHOUSE
ESTATE AGENTS
Local, Professional Property Services

The Gables - Warton





Features

- Generous detached property
- 4 bedrooms
- Large driveway with a detached garage
- Sizeable corner plot
- Open kitchen/ dining/ living space
- Characterful features throughout
- Possibility to extend if required (subject to planning)

If you are looking for a spacious and versatile home boasting parking for multiple vehicles, generous and mature gardens, a detached garage all while being located close to local amenities and transport links, then look no further than The Gables! Suitable for a wide range of purchasers including those needing single floor living and for those wishing to co-habit. The ground floor offers an open kitchen/ dining room and living area perfect for socialising, a separate living room with wood burning stove and access out to the gardens, a double bedroom, the bathroom, a

light and bright entrance porch with a separate room just off, perfect as a snug or as a work from home space. The first floor boasts three double bedrooms and an abundance of eaves storage space. Externally the wrap around plot is of generous proportions and includes a detached garage, ample space to park several vehicles, a private patio and boasts lawns, mature trees and well stocked borders. 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 a post office- 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 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

Garden room/ entrance

A bright and open space to welcome you into the home with picture windows overlooking the front garden and a beautiful wooden floor. There is room to remove and store coats, shoes and bags.

Living room

A delightful room full of natural light with double aspect views out to the gardens and french doors offering effortless access outside. A wood burning stove provides a cosy and relaxing touch to the spacious room with a wooden mantle above.

Kitchen/ diner/ living room

A fabulous open plan space with clearly defined areas to cook, dine and relax. The kitchen offers shaker style base and wall units with dark work surfaces and a wooden flooring. There is space for a large fridge freezer, range cooker and dishwasher. There are views out of the large picture window to the driveway and a door leads to the porch that benefits from plumbing able to house a washing machine to keep the kitchen utility free. Space for a table to accommodate 6 easily can be found along with a relaxing area complete with rear facing garden views and a fabulous wood burning stove to cosy up in front of.



Bedroom 1

A large, ground floor bedroom boasting dual aspect views out to the gardens with a beautiful exposed wooden floor.

Bathroom

Consisting of a bath with overhead shower, a separate shower cubicle with a mains-fed shower, a hand basin and W.C with a heated towel rail, an exposed wooden floor and a large window allowing natural light to flood through.

Snug

Located off the garden room and also accessed via the hallway, this is a multi functional space full of natural light and currently used as an art studio but it would work equally as well as a snug, play room or a work from home room. An exposed wooden floor runs throughout and links the space with the garden room.

FIRST FLOOR

Bedroom 2

A double bedroom with a wooden clad pitched ceiling and rear facing views.

Bedroom 3

A good sized double bedroom with side facing garden views and an exposed wooden floor.

Bedroom 4

A fourth bedroom with a built-in cupboard for storage and views to the side garden.



Externally

The driveway leads up the side of the property and to the detached garage behind with space to accommodate several vehicles. A formal lawn frames the front of the home surrounded by mature bushes and hedges and offering a quiet and spacious place to sit out to relax. The garden wraps around and leads to a paved patio area perfect for BBQ's and al fresco dining with a further expanse of lawn to enjoy.

Useful Information

Tenure - Freehold.

Council tax band - E.

Heating - Gas central heating.

Drainage - Mains.

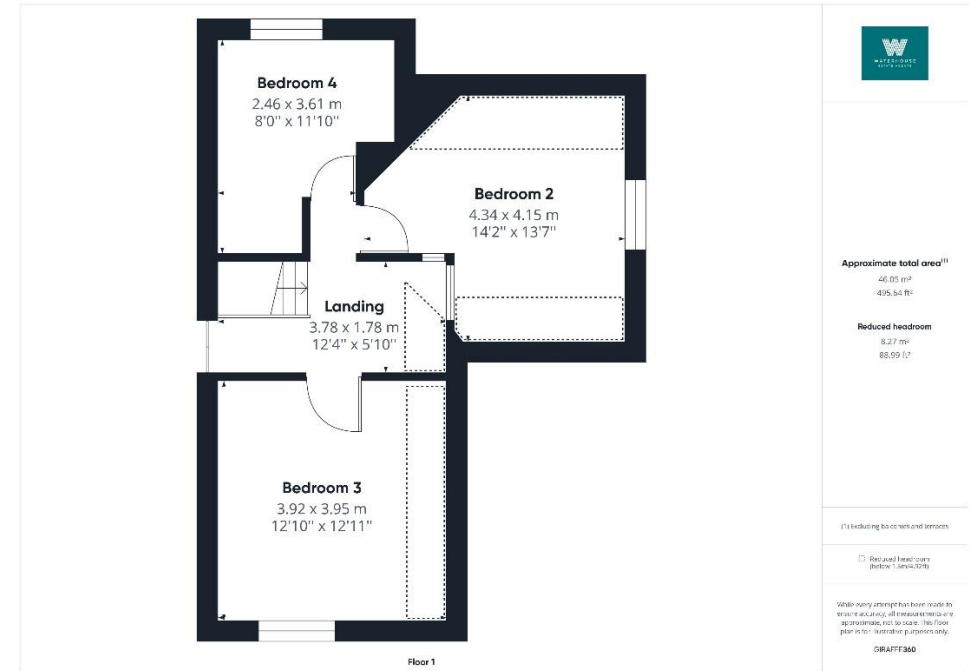
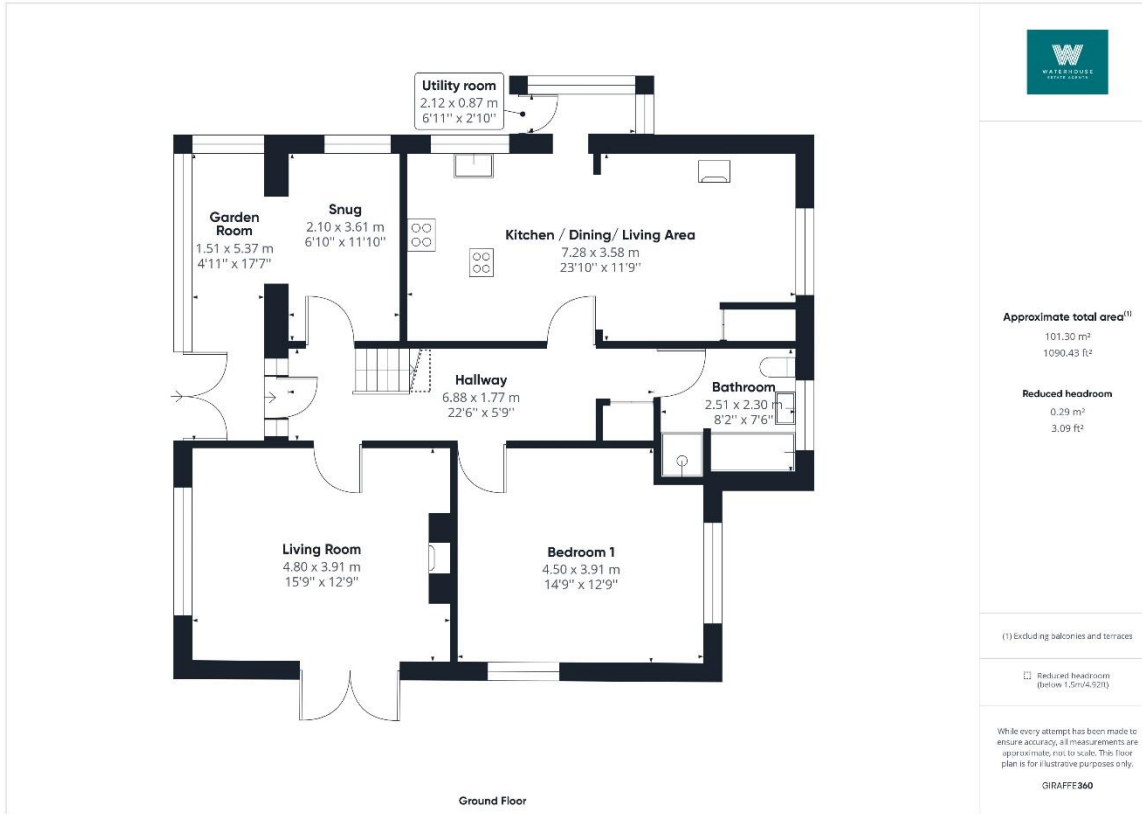
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