



1 High Crag Court, Warton,
Carnforth, Lancashire, LA5 9ND

1, High Crag Court, Warton, Carnforth

The property at a glance **3** **2** **1**

- Impressive Detached Family Home
- Three Double Bedrooms; En Suite to Master
- No Onward Chain
- Stylishly Presented Lounge & Conservatory
- Modern Fitted Siematic Kitchen
- Driveway & Garage with Utility Area
- Well Maintained Rear Garden
- Freehold
- Council Tax Band: E
- EPC: TBC

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£375,000

Get to know the property



Nestled in the charming village of Warton, Carnforth, this delightful detached house at High Crag Court offers a perfect blend of comfort and modern living with no onward chain! With three generously sized bedrooms, this property is ideal for families or those seeking extra space. The main bedroom boasts an en suite bathroom, providing a private retreat, while the second and third bedrooms offer lovely views of the surrounding countryside, creating a serene atmosphere.

The heart of the home is a spacious lounge, featuring a contemporary flame gas fire that adds warmth and elegance. The lounge seamlessly connects to a bright conservatory through sliding patio doors, allowing for an abundance of natural light and a perfect space for relaxation or entertaining guests.

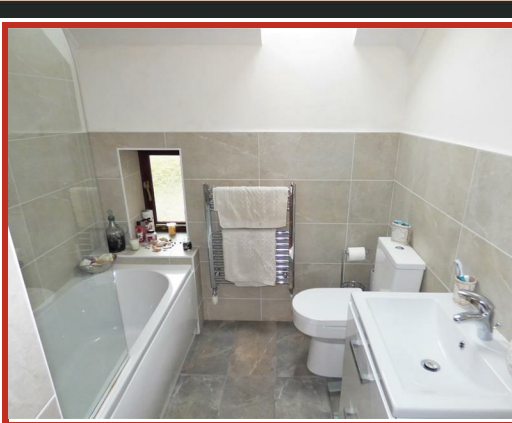
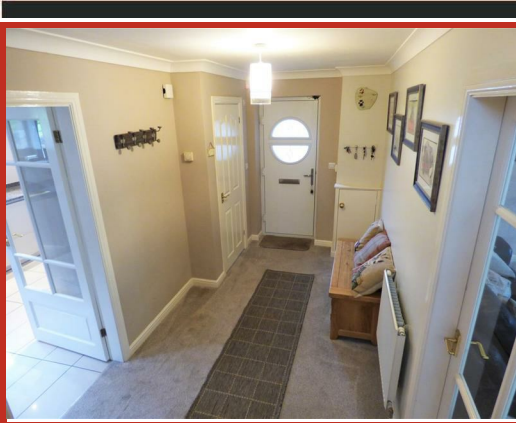
The SieMatic fitted kitchen is a chef's dream, complete with stunning granite worktops and integrated appliances, making meal preparation a pleasure. The thoughtful design ensures that this kitchen is both functional and stylish, catering to all your culinary needs.

Outside, the property benefits from off-road parking for two vehicles, along with a garage for additional storage or parking. The well-maintained garden provides a lovely outdoor space to enjoy the fresh air and picturesque views.

Overlooking a green pasture, the property is located in the beautiful village of Warton, close to all local amenities, schools and the English Heritage site, Warton Old Rectory. Local bus routes and the M6 motorway are both within easy reach.

This home is not just a property; it is a lifestyle choice, offering a peaceful retreat while being conveniently located near local amenities. High Crag Court is a wonderful opportunity for those looking to settle in a tranquil yet accessible location. Don't miss the chance to make this beautiful house your new home.





Viewings.

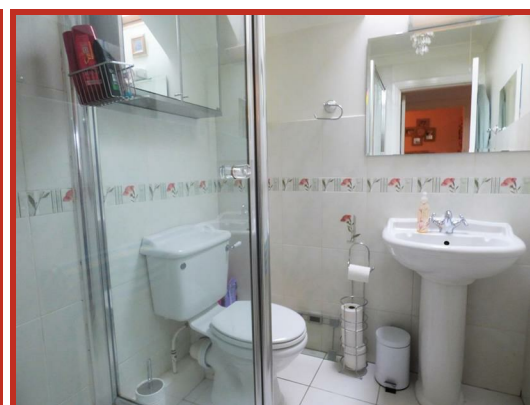
BY APPOINTMENT WITH AGENTS ONLY

Office Hours.

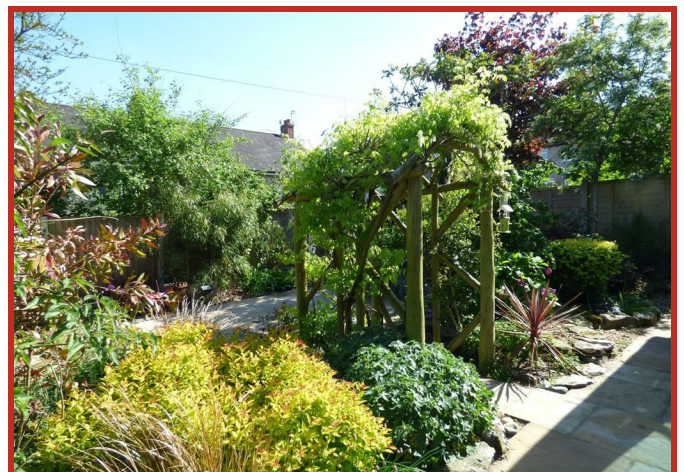
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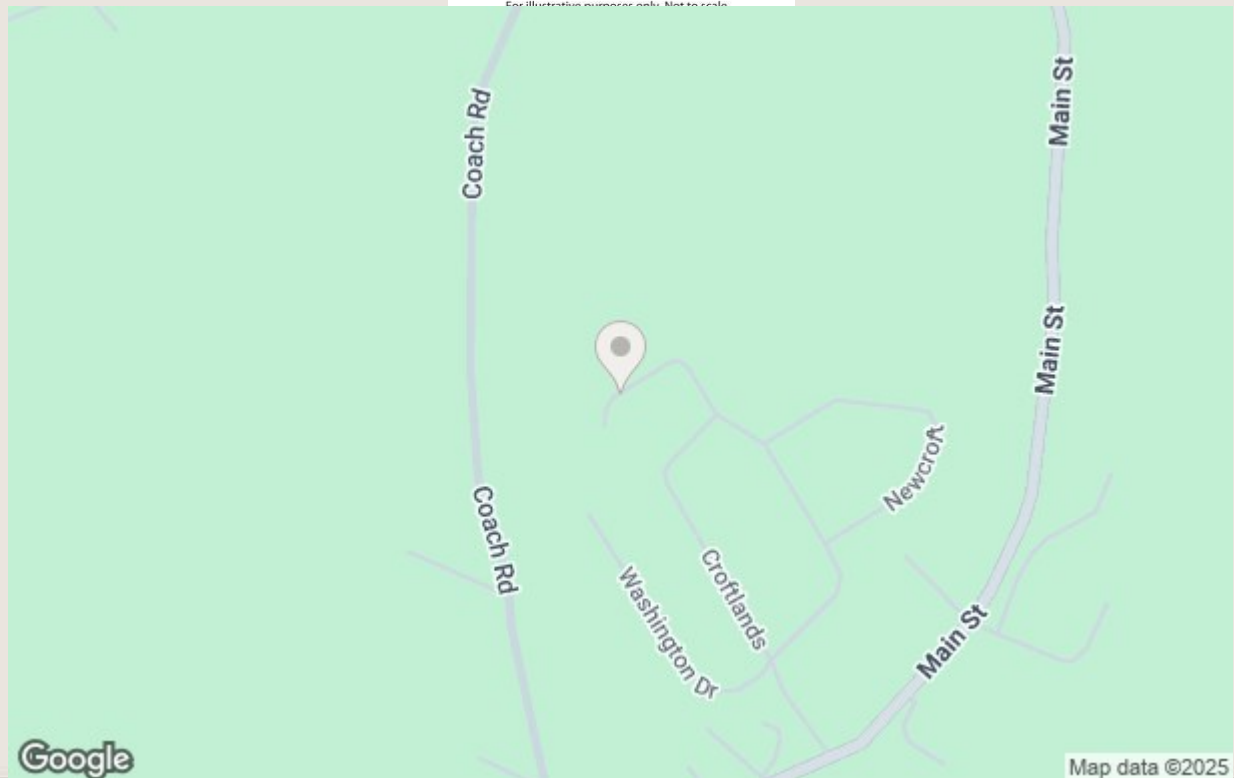
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Take a nosey round



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-64) D (39-54) E (21-38) F (1-20) G		69	82
Not energy efficient - higher running costs			
England & Wales EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			