



## Whittington

£450,000

Park House , Whittington, Carnforth, LA6 2NX

Set in the heart of the picturesque village of Whittington, Park House is a charming Grade II listed semi-detached property offering generous living accommodation, original period features, and an exciting opportunity for modernisation. This elegant home presents the ideal canvas for a new owner to update to their own tastes, creating a unique countryside residence full of character and potential.

Whittington is a quintessential Lune Valley village, steeped in history and surrounded by beautiful countryside. Just a short drive away from the popular town of Kirkby Lonsdale, known for its independent shops, cafés, schools, and scenic river walks. The village is well-placed for access to the Yorkshire Dales, Lake District, and nearby towns such as Lancaster and Kendal via the A65 and M6.

### Quick Overview

Grade II Listed Period Property  
Four Generously Sized Bedrooms  
Living Room & Formal Dining Room  
Useful Utility Space  
Scope to Update & Personalise to your Own Taste  
Desirable Village Location  
Close to the Market Towns of Kirkby Lonsdale & Carnforth  
Mature Cottage Garden  
Off Road Parking & Garage  
Ultrafast Broadband Available



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Ultrafast  
Broadband\*



Off Road  
Parking

Property Reference: KL3637





Living Room



Kitchen



Kitchen



Utility

Step into a welcoming entrance hall, leading into the main living areas. To the right, the living room features a fireplace with tile surround and a door opening directly outside– perfect for relaxed evenings and enjoying the garden.

Further along the hallway, the dining room offers an inviting space for entertaining, with natural light streaming in through front-facing windows.

At the rear, the kitchen is fitted with base units, tiled worktops, a one-and-a-half sink and drainer, two Bosch ovens, and two four-ring hobs. A walk-in pantry provides storage, while steps lead down to a handy utility room with additional cabinetry, worktop space, and plumbing for a washing machine and dryer. A separate W.C. and access to the garden are also located here.

Upstairs, a split-level landing leads first to the family bathroom, a generous space complete with a roll-top bath, corner shower, pedestal sink, W.C., and two useful airing/storage cupboards.

The main first floor landing gives access to four bedrooms. Bedroom one is a double room with front aspect views and its own shower room with dressing area. Bedrooms two and three are also double rooms, while bedroom four is a single – ideal as a nursery or study.

To the rear, the property enjoys a delightful lawn garden, bordered by mature planting and flowers. A gravelled parking area provides off-street parking, and there is a garage for additional storage or vehicle use.

While Park House is perfectly functional as it stands, it is now ready for sympathetic modernisation, offering scope to enhance and tailor this beautiful home to modern living standards while preserving its historic charm.

#### Accommodation with approximate dimensions

##### Ground Floor

Living Room 14' 9" x 14' 3" (4.5m x 4.34m)

Dining Room 13' 8" x 9' 8" (4.17m x 2.95m)

Kitchen 16' 1" x 13' 2" (4.9m x 4.01m)

##### Lower Ground Floor

Utility 18' 9" x 11' 9" (5.72m x 3.58m)

##### First Floor

Bedroom One 16' 6" x 14' 5" (5.03m x 4.39m)

Bedroom Two 13' 11" x 9' 9" (4.24m x 2.97m)

Bedroom Three 15' 8" x 7' 4" (4.78m x 2.24m)

Bedroom Four 12' 2" x 8' 10" (3.71m x 2.69m)

Garage 15' 6" x 10' 2" (4.72m x 3.1m)





Living Room



Dining Room





Bedroom One



Bedroom Two



Bedroom Three



Bedroom Four

## Property Information

### Parking

A gravel driveway provides of road parking.

### Tenure

Freehold (Vacant possession upon completion).

### Council Tax

Lancaster City Council. Band D.

### Services

Mains gas, water, drainage and electricity.

### Energy Performance Certificate

The full Energy Performance Certificate is available on our website and also at any of our offices.

**What3Words** [///outfit.scatters.search](https://www.what3words.com/outfit.scatters.search)

### Viewings

Strictly by appointment with Hackney & Leigh.

### Anti-Money Laundering Regulations (AML)

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).





Bedroom One



Family Bathroom





Garden



Garden

Request a Viewing Online or Call 015242 72111



## Meet the Team

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Viewings available 7 days a week  
including evenings with our  
dedicated viewing team  
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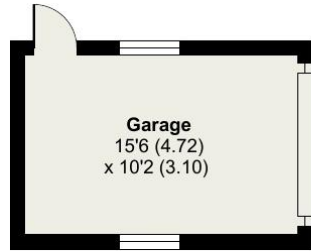
# Whittington, Carnforth, LA6

Approximate Area = 1800 sq ft / 167.2 sq m

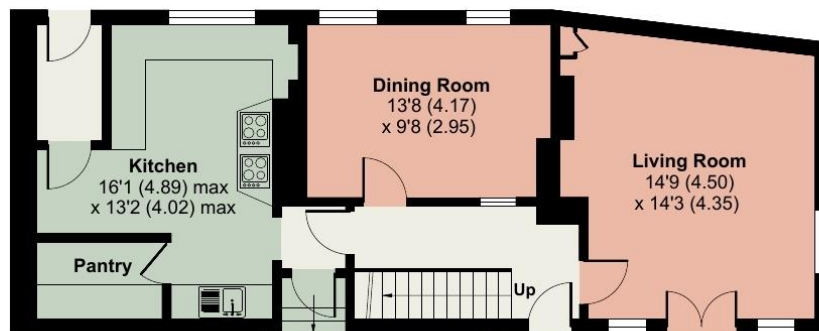
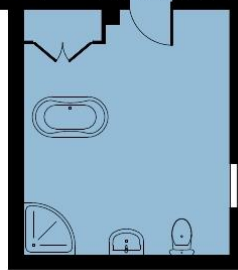
Garage = 157 sq ft / 14.5 sq m

Total = 1957 sq ft / 181.7 sq m

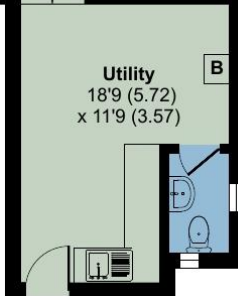
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FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hackney & Leigh. REF: 1288992

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