



1 Hagg Cottages



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1 Hagg Cottages, Shore Road, Carnforth, LA5 9HY

Discover the charm of 1 Hagg Cottages, an immaculately presented Grade II Listed property dating back to approximately 1860. This character-filled home features three well-appointed bedrooms, two reception rooms, and two bathrooms, showcasing period and traditional elements throughout.

Set on approximately 8 acres of gardens and land, the property includes various outbuildings and a stable block, making it ideal for equestrian enthusiasts or those seeking a smallholding. This rare find offers a unique blend of historical elegance and modern rural living.



Quick Overview

Charming Grade II Listed Cottage

Traditional Features Throughout

Set in Approximately 8 Acres

Stables and Outbuildings

Tucked Away, Private Location

Dating back to the Sixteenth Century

Short Drive to Local Amenities and Town Centre

Three Double Bedrooms

Two Reception Rooms

Standard Broadband Available*







Location

1 Hagg Cottages is located just on the outskirts of the popular market town of Carnforth. Nestled on the edge of the picturesque Arnside and Silverdale Area of Outstanding Natural Beauty, Carnforth offers a delightful blend of natural beauty and convenient amenities.

Boasting a range of local shops, traditional pubs, and cafes, providing a warm and inviting atmosphere. Its strategic location near the M6 motorway and the West Coast Main Line makes it an ideal base for exploring the Lake District, Yorkshire Dales, and Morecambe Bay. With excellent schools, a vibrant community spirit, and a wealth of outdoor activities such as hiking, birdwatching, and cycling, Carnforth is a perfect place for families, nature enthusiasts, and those seeking a peaceful yet well-connected lifestyle.

What3Words ///fixated.prepare.radically



Welcome

Discover the perfect blend of historic charm and modern comfort at 1 Hagg Cottages. As you approach, you'll be impressed by the spacious surroundings and ample parking just outside the front of the property.

Enter through a picturesque stone wall, surrounded by shrubs and flowers, and step into this enchanting cottage.





Delightful Kitchen Dining



Specifications

Kitchen Dining Room
18' 0" x 17' 8"
(5.49m x 5.38m)

Upon entering, you are greeted by the warm and inviting atmosphere created by exposed wooden beams that adorn the ground floor.

The kitchen dining room showcases a harmonious blend of old-world charm and contemporary design, featuring traditional stone flooring, modern shaker-style cabinetry, wood countertops, and a striking log-burning fireplace with a stone surround. The farmhouse ceramic sink, fridge-freezer space, and dishwasher enhance modern convenience, while a dining table area makes it perfect for family living.









Ground Floor

Specifications

Sun Room/Reception Room
11' 10" x 10' 7"
(3.61m x 3.23m)

Living Room
17' 4" x 14' 9"
(5.28m x 4.5m)

Step up from the kitchen into a versatile second reception room, ideal as a hobby room, home office, or boot room. This room also provides access to the rear garden and handy downstairs W.C.

The living room, positioned to the right of the main entrance, is well-proportioned and features a stunning focal log-burning fire with stone surround, perfect for cosy evenings in. Dual aspect sash windows flood the room with natural light, creating a bright and welcoming space.







First Floor

Specifications

Bedroom One
17' 10" x 14' 8"
(5.44m x 4.47m)

Bedroom Two
16' 8" x 10' 8"
(5.08m x 3.25m)

Bedroom Three
17' 2" x 10' 7"
(5.23m x 3.23m)

Continue up the staircase to the first floor, where rustic charm continues to unfold. Here, you'll find three double bedrooms, each thoughtfully designed with a blend of modern and classic elements.

The primary bedroom boasts ample built-in wardrobe space, woodland views, and an ensuite shower room. Bedrooms two and three are equally spacious, with modern finishes and picturesque views of the surrounding scenery.

Completing the first floor is the main bathroom which combines modern and traditional styles, featuring classic stone walls, white tile surrounds, and wood flooring. Comprising a bath with an overhead shower, W.C., and pedestal basin, and chrome finishings.







Outside

The allure of 1 Hagg Cottages extend beyond its interior, offering an impressive outdoor space that truly sets this property apart. Tucked away from the road, this home is set within approximately 8 acres of land and woodland, providing a serene and private retreat.

Surrounding the cottage, ample parking ensures convenience for residents and guests alike. Additionally, the property features a private, enclosed garden, perfect for relaxation and entertainment. This beautifully landscaped garden includes a patio area ideal for alfresco dining and a gravelled section, both surrounded by a traditional stone wall that ensures utmost privacy.

Important Information

Services:

Mains gas, water and electricity.

Tenure:

Freehold. Vacant possession upon completion.

Energy Performance Certificate:

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

Council Tax:

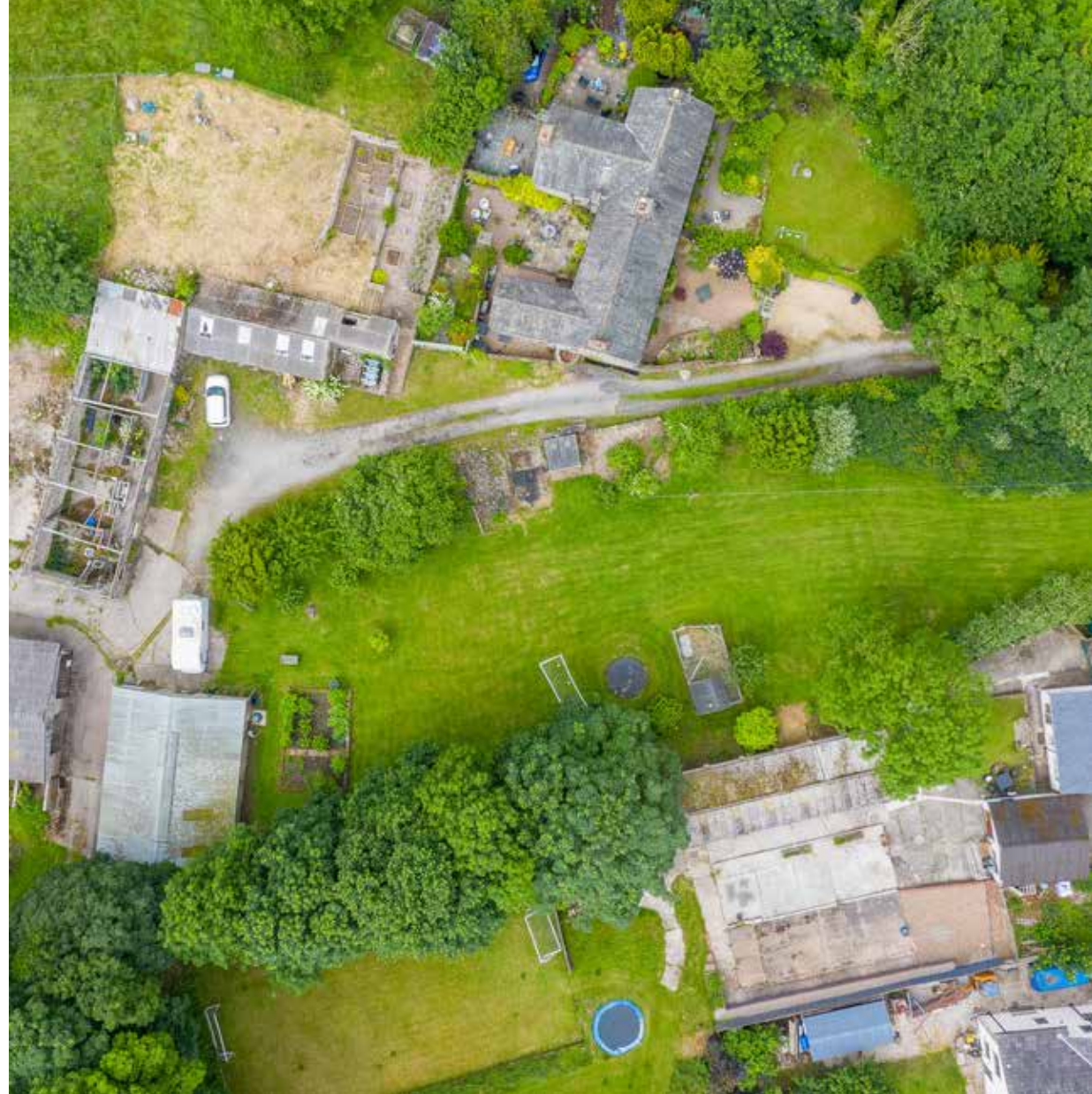
Band C - Lancaster City Council



Outbuildings



The extensive grounds include stables and a range of outbuildings and workshops, adding to the property's versatility and potential for various uses especially those looking for equestrienne facilities or a slice of the good life.

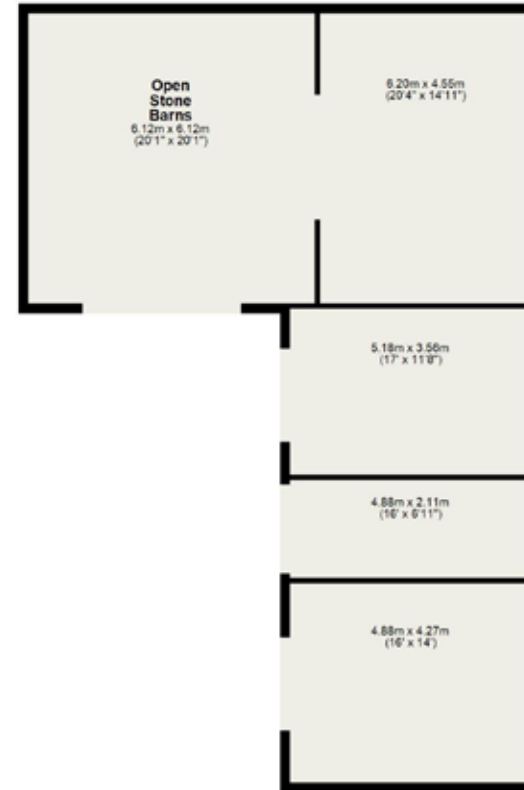
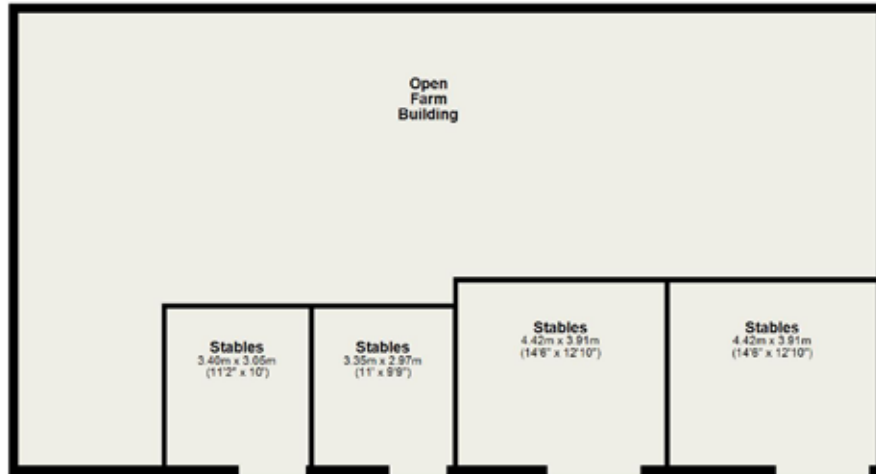


Outbuildings - 1 Hagg Cottages

Total Area: approx. 426.6 sq metres (4580.6 sq.feet)

For illustrative purposes only. Not to scale.

Plan produced by Plan Up



1 Hagg Cottages, Carnforth, LA5

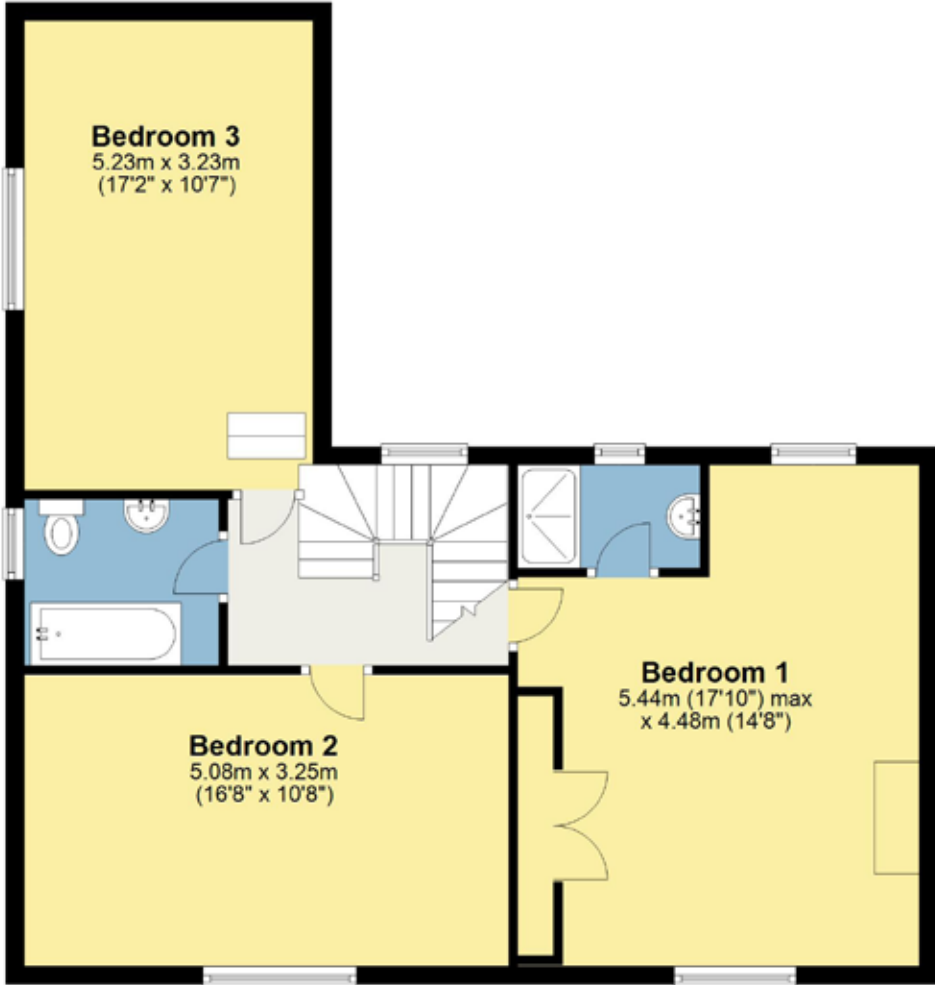
Ground Floor

Approx. 69.7 sq. metres (750.4 sq. feet)



First Floor

Approx. 71.2 sq. metres (765.9 sq. feet)



Total area: approx. 140.9 sq. metres (1516.3 sq. feet)

For illustrative purposes only. Not to scale.
Plan produced using PlanUp.





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Viewings

Strictly by appointment with Hackney & Leigh.

To view contact our Carnforth office:

Call us on 01524 737727

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