



# Warton

£275,000

70 Main Street, Warton, Carnforth, LA5 9PG

Nestled in the heart of the highly desirable village of Warton, 70 Main Street is a beautifully presented home filled with character. This charming property seamlessly blends period features with modern appeal, offering a fantastic enclosed rear garden, a contemporary kitchen, two reception rooms and two double bedrooms.

## Quick Overview

- Traditional Mid Terraced House
- Situated in the Sought After Village of Warton
- Charming and Modern Features Throughout
- Beautifully Presented Rear Garden
- Two Double Bedrooms
- Two Reception Rooms
- Nearby Bus, Rail and M6 Links
- Array of Walks on your Doorstep
- Elevated Countryside Views
- BT Full Fibre Broadband Available\*



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BT Full Fibre  
Broadband



On Street Parking

Property Reference: C2431





Dining Room



Living Room



Kitchen



Bedroom One

**Location** Welcome to Warton, a picturesque village surrounded by beautiful countryside. This hidden gem boasts a rich history, stunning landscapes, and a close-knit community that welcomes you with open arms. Whether you're seeking a tranquil escape or a vibrant community to call home, Warton has something special to offer.

For nature enthusiasts, Warton offers an abundance of outdoor experiences. Warton Crag nature reserve is a short stroll away, providing a vast array of walks on the doorstep. Lace up your hiking boots and explore the nearby Arnside and Silverdale Area of Outstanding Natural Beauty, where stunning coastal vistas and diverse wildlife await.

The village's proximity to the Lake District National Park also means that adventure is never far away. The village has a busy and active community with two popular public houses, local brewery/coffee stop and a well regarded pre-school and primary school. There are also two churches and community centres with a village gym. The location also provides great access to the nearby market town of Carnforth that provides a variety of amenities including a range of local shops, supermarkets, a secondary school, doctors, dentist along with a handy West Coast railway station and quick road access to the M6 motorway in minutes.

**Property Overview** Enter into the property and immediately notice the traditional features, such as the rustic wood doors and original fireplaces, which create a warm and welcoming atmosphere throughout this beautifully presented home.

To the right of the hallway is one of two reception rooms, currently utilised as a separate dining room enjoying an original fireplace, now housing a gas fired living flame fire. This versatile space is perfect for additional living needs, whether you choose to transform it into a hobby room, home office, or another functional area to suit your lifestyle.

Continue from the hallway into the second reception room, which features a striking log burner set in a stone fireplace, creating a cosy retreat. This room also provides access to the cellar, offering excellent additional storage solutions.

From the second reception room, step down into the sleek and stylish kitchen. This space is complete with a range of gloss handleless Siematic units, a granite worktop, and a limestone tiled floor with the added bonus of underfloor heating. The Velux window fills the kitchen with natural light, while exposed beams lend a rustic charm. The kitchen is further enhanced by downlighters and direct access to the garden via a stable door,

The kitchen also boasts a range of integrated Neff appliances, including a hob, oven, dishwasher, washing machine, and extractor fan. There is also ample space for a fridge freezer.



On the first floor, you will find two generously sized double bedrooms. The primary bedroom features original wooden floorboards, a traditional fireplace, and a view of the front elevation. Whilst the second bedroom offers a scenic rear outlook over the countryside, with distant views of Ingleborough through the trees, there is also a large built in wardrobe with handmade pine doors.

Completing the first floor is the bathroom, featuring a cottage-style design. It includes a three-piece suite with a tiled surround, comprising a toilet, a pedestal sink, and a bath with an overhead shower.

**Outside** Externally, the property features an exceptional rear garden, thoughtfully divided into two distinct areas. Step out from the kitchen onto a meticulously maintained landscaped patio, ideal for outdoor entertaining and dining. Beyond the patio, discover a beautifully presented lawned area, offering perfect privacy and seclusion, framed by an array of vibrant shrubs, fruit trees and flower borders.

**Directions** From the Hackney & Leigh Carnforth Office, follow the road out of Carnforth towards Warton. Continue onto Main Street and follow the road passing Gardner Road on your right hand side, you will discover the property located on your right hand side.

**What3Words** ///pleasing.fuzzy.fuses

**Accommodation with approximate dimensions**

**Dining Room** 10' 2" x 9' 10" (3.1m x 3m)

**Living Room** 13' 9" x 9' 10" (4.19m x 3m)

**Kitchen** 8' 6" x 7' 7" (2.59m x 2.31m)

**Bedroom One** 14' 9" x 9' 6" (4.5m x 2.9m)

**Bedroom Two** 10' 10" x 6' 7" (3.3m x 2.01m)

**Cellar** 13' 11" x 13' 9" (4.24m x 4.19m)

**Property Information**

**Services** Mains gas, water and electricity.

**Council Tax** Lancaster City Council - Band B

**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.

**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 Two



Bathroom



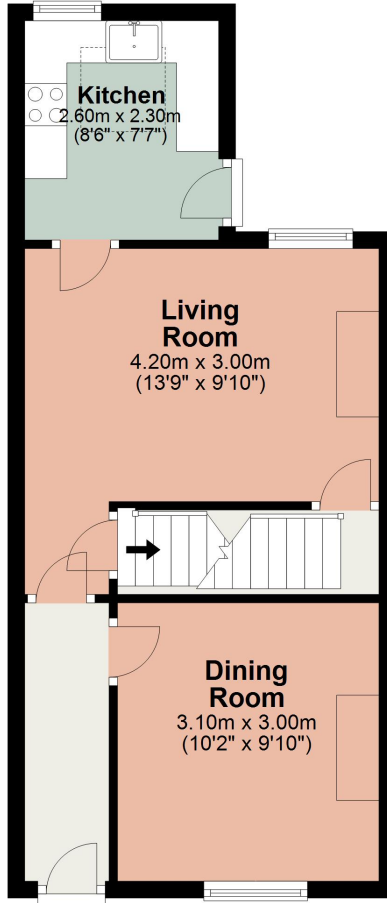
Patio Area



Garden

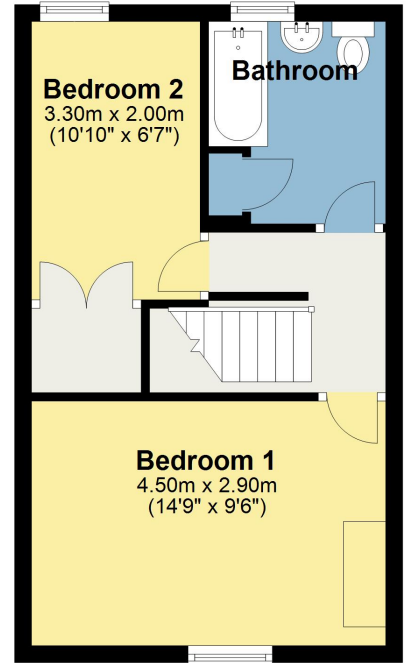
## Ground Floor

Approx. 36.8 sq. metres (395.9 sq. feet)



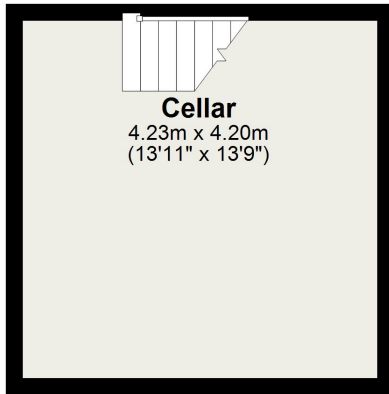
## First Floor

Approx. 32.2 sq. metres (346.5 sq. feet)



## Basement

Approx. 17.8 sq. metres (191.4 sq. feet)



Total area: approx. 86.7 sq. metres (933.8 sq. feet)

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

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