



Warton

£195,000

Pine Cottage, Chapel Walk, Warton, LA5 9QH

Pine Cottage is a charming, character-filled home nestled in the heart of Warton Village. With two double bedrooms, a kitchen-dining area with separate living room, and a well-presented rear garden, this traditional property perfectly combines comfort and charm.

Quick Overview

Charming Two Bedroom Cottage
Sought After Village Location
No Chain Delay
Well Presented Rear Garden
Array of Walks on your Doorstep
Perfect First Time Buy or Investment
Nearby Bus and Rail, and M6 Motorway Links
Superfast Broadband Available*



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Superfast
Broadband



On Street Parking

Property Reference: C2461



Living Room



Kitchen Diner



Kitchen Diner



Bedroom One

Location The tranquil village of Warton is located within moments of Warton Crag nature reserve providing a vast array of walks on the doorstep. The village has a busy and active community with, two popular public houses, local brewery and a well regarded primary school.

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 Step into the inviting living room and immediately feel the timeless charm of Pine Cottage. Adorned with a decorative fireplace, rustic wooden doors, and exposed beams, the room exudes a traditional warmth. With plenty of space to arrange your furniture, the living room offers a blank canvas, ready for your personal touch.

Continue into the kitchen, which offers a range of base and wall units along with plenty of space for a dining table and chairs. While it may need a touch of TLC, the kitchen holds great potential, featuring a useful pantry cupboard that provides extra storage and could even be transformed into a utility space. The kitchen also offers easy access to the rear garden.

Upstairs, you'll find two spacious double bedrooms, each equipped with built-in wardrobes for practical storage. The bathroom is fitted with a bath with an overhead shower, pedestal sink, toilet, and a linen cupboard for added convenience.

Outside & Parking Externally, on-street parking is conveniently available along Chapel Walk and Borwick Lane.

The rear garden, accessible from the kitchen, opens onto a courtyard area. Follow the steps up to a well-kept lawn, framed by flower borders and mature shrubs, complete with a patio area - perfect for outdoor seating and entertaining.

Directions From the Hackney & Leigh Carnforth office, turn left and follow the road out to Warton. Proceed through the Main Street of Warton, proceed through the village and take a right turn onto Borwick Lane and your first left onto Chapel Walk, where the property is located on your left hand side.

What3Words ///food.raft.surpasses

Accommodation with approximate dimensions

Living Room 17' 1" x 9' 2" (5.21m x 2.79m)

Kitchen Diner 13' 9" x 9' 10" (4.19m x 3m)

Bedroom One 13' 9" x 10' 2" (4.19m x 3.1m)

Bedroom Two 8' 6" x 7' 10" (2.59m x 2.39m)

Property Information

Services Mains electricity, mains gas, mains water and drainage.

Council Tax Band B - Lancaster City Council

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.

Viewings Strictly by appointment with Hackney & Leigh Carnforth Office.

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



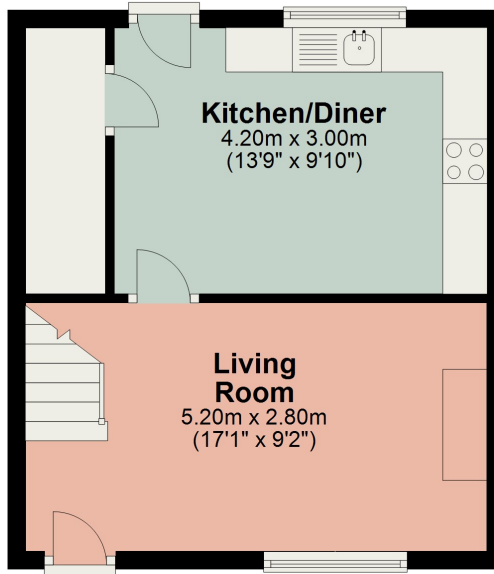
Garden



Garden

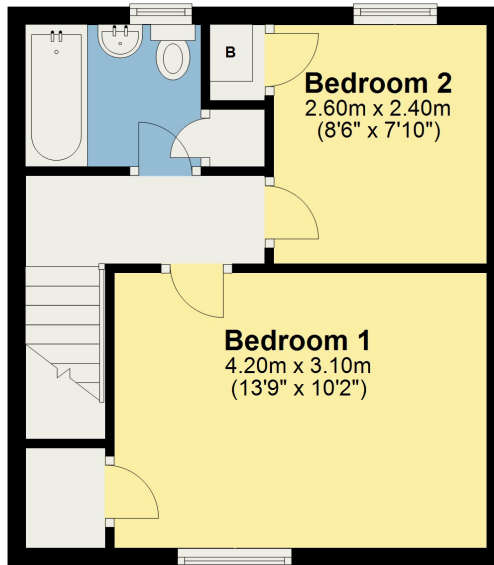
Ground Floor

Approx. 30.7 sq. metres (330.2 sq. feet)



First Floor

Approx. 30.5 sq. metres (328.0 sq. feet)



Total area: approx. 61.2 sq. metres (658.3 sq. feet)

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF: Plan produced using PlanUp.

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