



Warton

£475,000

26 Coach Road, Warton, Lancashire, LA5 9PR

Located in the highly sought-after residential area of Warton, 26 Coach Road offers an exceptional opportunity for buyers seeking a perfect family home. Enjoying an elevated position with stunning views, this property also benefits from an extensive sized rear garden, complete with additional land — perfect for outdoor enthusiasts. With endless potential to add your personal touch, this home is ready to be transformed into your dream residence.

Quick Overview

Located in the Sought After Village of Warton
 Fantastic Family Home
 Split Over Three Floors
 Panoramic Countryside Views
 Extensive Garden with Additional Land
 No Chain Delay
 Nearby Bus, Rail and M6 Links
 Ample Off Street Parking and Car Port
 Array of Nearby Local Walks
 Ultrafast Broadband Available*



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D



Ultrafast
Broadband



Driveway &
Carport

Property Reference: C2502



Living Room



Living Room



Kitchen



Kitchen

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.

Spanning three floors, this generously proportioned home welcomes you into a bright and inviting hallway with the added benefit of a W.C. Continue into the living room, where elevated views create a picturesque backdrop. Flowing seamlessly from here, the dining room provides the perfect setting for entertaining, while the well-appointed kitchen is fitted with a range of base and wall units, complemented by integrated appliances, including a gas hob, extractor, double oven, dishwasher, and fridge freezer.

Descending to the lower ground floor, you'll find two of the four double bedrooms, all offering ample space for your furnishings. The remaining two double bedrooms are located on the first floor. For added convenience, the home boasts both a shower room on the lower ground floor and a bathroom on the first floor.

A separate utility room, with its own external access to the front of the property, provides additional functionality. Featuring further base and wall units, an extra sink, plumbing for a washing machine, and space for a dryer, it also houses the boiler. Just off the utility, a versatile storage room offers potential as a hobby space, making this home as practical as it is spacious.

Externally, the property offers ample off-street parking with a paved driveway and a carport. Surrounding the home is an impressive wraparound garden, providing a wonderful blend of open space and privacy. A pathway leads to the rear patio, a perfect spot to unwind and take in the peaceful surroundings. The expansive lawned area is dotted with mature trees and framed by established shrubs, creating a serene outdoor retreat. Additionally, the property benefits from an extra parcel of land, further enhancing the garden-ideal for those with a passion for gardening or outdoor leisure.



Kitchen



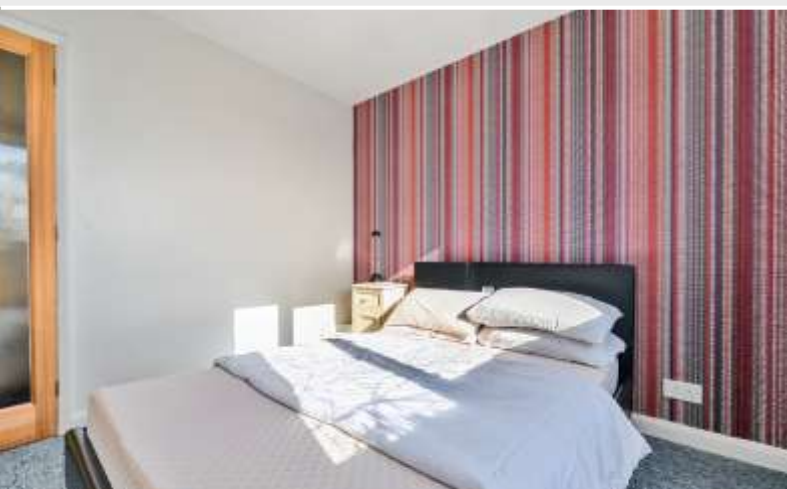
Bedroom One



Bedroom Two



Bedroom Three



Bedroom Four



Bathroom

Accommodation with approximate dimensions

Entrance Hall

W.C.

Living Room 19' 5" x 13' 1" (5.92m x 3.99m)

Kitchen 13' 7" x 10' 8" (4.14m x 3.25m)

Dining Room 10' 10" x 9' 11" (3.3m x 3.02m)

Utility 14' 2" x 10' 8" (4.32m x 3.25m)

Store 9' 10" x 7' 2" (3m x 2.18m)

Bedroom One 16' 7" x 9' 10" (5.05m x 3m)

Lower Ground Floor Bathroom

Bedroom Two 14' 11" x 9' 11" (4.55m x 3.02m)

Bedroom Three 9' 7" x 9' 5" (2.92m x 2.87m)

Bedroom Four 9' 7" x 9' 4" (2.92m x 2.84m)

First Floor Bathroom

Property Information

Tenure Freehold

Council Tax Band E - Lancaster City Council

Services Mains gas, water, electricity and drainage. Ultrafast broadband available.

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

Directions From the Hackney & Leigh Carnforth office, turn left and leave Carnforth on the Warton Road. Proceed towards Warton, and continue on the Main Street passing the village church on your left and take the third turning on your left onto Coach Road. Continue up Coach Road and the property can be found on your right hand side.

What3Words ///breeze.kite.these

Viewings Strictly by appointment with Hackney & Leigh Carnforth office.

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Garden



Views



Garden



Ordnance Survey 00067900

Request a Viewing Online or Call 01524 737727

Meet the Team

Laura Hizzard

Property Marketing Consultant

Tel: 01524 737727
Mobile: 07464 545687
laurahizzard@hackney-leigh.co.uk



Keira Brown

Sales Team

Tel: 01524 737727
carnforthsales@hackney-leigh.co.uk



Kirsty Roberts

Sales Team

Tel: 01524 737727
carnforthsales@hackney-leigh.co.uk



Alan Yates

Viewing Team

Tel: 01524 737727
carnforthsales@hackney-leigh.co.uk



Jo Thompson

Lettings Manager

Tel: 01539 792035
Mobile: 07779 771146
jonthompson@hackney-leigh.co.uk



Viewings available 7 days a week including evenings with our dedicated viewing team
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Hackney & Leigh Ltd Market Street, Carnforth, Lancashire, LA5 9BT | Email: carnforthsales@hackney-leigh.co.uk

Coach Road, Warton, Carnforth, LA5

Approximate Area = 1969 sq ft / 182.9 sq m

For identification only - Not to scale



FIRST FLOOR



LOWER GROUND FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Hackney & Leigh. REF: 1258303

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