



## Warton

£295,000

109 Main Street, Warton, Lancashire, LA5 9PJ

Nestled in the heart of Warton, 109 Main Street is a beautifully refurbished and extended cottage blending modern elegance with timeless charm. With open-plan living area, two exquisite double bedrooms each have en-suite shower rooms.

Outside, the enchanting garden offers breathtaking views over the Trough of Bowland. This must-see home won't be available for long—book your viewing today!

### Quick Overview

Immaculate Two-Bedroom Cottage in Warton  
High-Standard Refurbishment and Extension  
Open-Plan Living with Modern and Character

#### Features

Two Double Bedrooms  
Two En-Suite Shower Rooms  
Sought After Location  
Extensive Rear Garden  
Garden with Views to the Trough of Bowland  
Nearby Bus, Rail and M6 Links  
Superfast Broadband Available\*



2



2



1



C



Superfast  
Broadband



On Street Parking

Property Reference: C2497





Living Area



Dining Area



Kitchen



Open Plan Kitchen/Dining/Living Area

The seamless blend of the modern extension with the cottage style is evident as you continue through to the kitchen. Sliding patio doors flood the room with light, while the frosted design offers privacy; a testament to the attention to detail throughout. The kitchen boasts fitted wall and base units with solid work surfaces, complemented by integrated appliances including a Neff oven and hob, under-counter fridge, a slimline dishwasher and washer-dryer.

Returning to the living area, there is ample space for a dining table, and the feature spiral staircase leads you to the first floor. Here you'll find two exquisite double bedrooms, each with its own en-suite shower room. The larger bedroom at the front showcases meticulous attention to detail, from door handles to light switches. The rear bedroom, part of the fantastic extension, features a vaulted ceiling and an apex window that overlooks the garden, bringing the outside in.

Stepping into the garden, you'll discover the true surprise of this property. Designed with a series of areas leading to a top seating area, it offers views over the Trough of Bowland. Thoughtfully planted to provide year-round colour and attract a variety of wildlife, this garden is a stunning oasis. This home is an absolute must-see and is not expected to be on the market for long. Call us today to book your viewing.

#### Accommodation with approximate dimensions

**Living Dining Room** 18' 6" x 12' 11" (5.64m x 3.94m)  
Max

**Kitchen** 11' 11" x 7' 11" (3.63m x 2.41m)

**Bedroom One** 13' 2" x 10' 8" (4.01m x 3.25m)

**En Suite**

**Bedroom Two** 10' 7" x 8' 1" (3.23m x 2.46m)

**En Suite**





Open Plan Kitchen/Dining/Living Area



Kitchen





Bedroom Two



Bedroom One



Ensuite



Garden

## Property Information

**Tenure** Freehold (Vacant possession upon completion)

**Council Tax** Currently Business Rates

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

**Viewings** Strictly by appointment with Hackney & Leigh.

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

**Directions** From the Hackney & Leigh Office follow the road out of Carnforth towards Warton. On entering the village travel along Main Street, keep going through the village before Ashleigh Interiors on the right you will find the property on the left hand side.

**What3words** ///loops.seatbelt.cooking

**Anti-Money Laundering Regulations** 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).





Garden



Garden





Garden



Garden

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  
jthompson@hackney-leigh.co.uk



Viewings available 7 days a week  
including evenings with our  
dedicated viewing team  
Call **01524 737727** or request  
online.



Need help with **conveyancing**? Call us on: **01539 792032**



Can we save you money on your **mortgage**? Call us on: **01539 792033**

Hackney & Leigh Ltd Market Street, Carnforth, Lancashire, LA5 9BT | Email: [carnforthsales@hackney-leigh.co.uk](mailto:carnforthsales@hackney-leigh.co.uk)

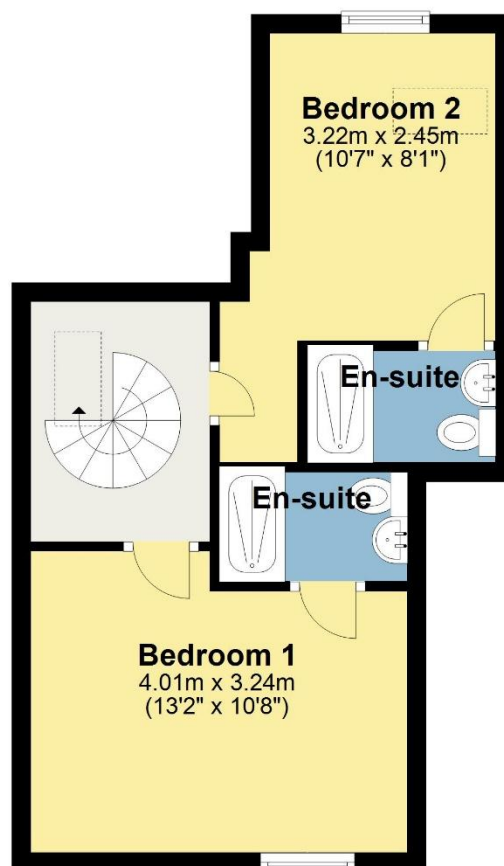
## Ground Floor

Approx. 30.4 sq. metres (327.3 sq. feet)



## First Floor

Approx. 33.0 sq. metres (355.1 sq. feet)



**Total area: approx. 63.4 sq. metres (682.5 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.

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. \*Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 21/03/2025.

**Request a Viewing Online or Call 01524 737727**