



Warton

£425,000

111 Main Street, Warton, Lancashire, LA5 9PJ

Nestled in the heart of a picturesque village, 111 Main Street is a quintessentially charming cottage that embodies the perfect blend of traditional character and modern convenience. Meticulously refurbished, this double-fronted home offers an inviting sanctuary for those seeking an idyllic retreat with stunning gardens.

Quick Overview

Charming Cottage in a Picturesque Village
 Three Double Bedrooms
 En-Suite Shower Room
 Two Reception Rooms
 Renovated Throughout
 Filled with Character
 Award-Winning Extensive Gardens
 Popular Residential Location
 Nearby Bus, Rail and M6 Links
 Superfast Broadband Available*



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Superfast
Broadband



On Street Parking

Property Reference: C2498



Stepping inside, you are immediately greeted by a wealth of original features that exude warmth and charm. The spacious living room is a cosy haven, complete with a stunning stone fire surround and an inviting wood-burning stove – the perfect setting for relaxing evenings. Adjacent to the living area, the elegant dining room is equally enchanting, boasting an open fire with a striking cast iron surround, creating an intimate space for family gatherings and entertaining guests.

To the rear of the property, the thoughtfully designed breakfast kitchen is a true culinary delight. Featuring bespoke cabinetry crafted to maximise both storage and aesthetics, the kitchen is complemented by a cleverly designed egg-shaped island offering a stylish yet functional space for casual dining. A high-end range oven with a five-ring gas hob makes this kitchen a dream for passionate cooks. Beyond the kitchen, a practical utility area provides additional storage and laundry facilities, while a conveniently located downstairs cloakroom adds further practicality to the home.

Ascending the staircase, a stunning feature window bathes the first-floor landing in natural light, accentuating the beauty of the exposed beams and trusses. Here, you will find two generously sized double bedrooms, each thoughtfully designed to provide comfort and style. Ample space for furnishings ensures these rooms can be personalised to suit individual tastes and needs.

The contemporary house shower room is a statement of modern elegance, featuring a rainfall shower and a sleek, wall-hung wash basin with a useful cupboard that has plumbing for washing machine and room for tumble dryer. A dedicated study and dressing area complete this level, with a glazed panel ensuring a seamless flow of light throughout the space.

On the second floor, the principal suite awaits; a true retreat with an abundance of natural light streaming through the Velux windows, offering picturesque views over the stunning gardens. This private sanctuary is further enhanced by a beautifully appointed en-suite shower room, designed for both comfort and sophistication.

Beyond the walls of this exquisite home lies a garden like no other. Once part of a historic burgrave plot, this remarkable outdoor space has been lovingly cultivated over the past 20 years into a breathtaking series of garden rooms. Featured in prestigious home and garden magazines and showcased on Love Your Garden with Alan Titchmarsh, this multi-award-winning oasis is truly a gardener's paradise.

Meandering pathways lead through an enchanting array of formal planting areas, vibrant floral displays and secluded seating nooks designed for relaxation. Whether hosting alfresco gatherings or unwinding with a book in the sun, this garden offers a myriad of delightful spaces to enjoy. The crowning jewel is a perfectly positioned seating area at the garden's edge, where panoramic views stretch across the rolling Lancashire countryside and towards the majestic Trough of Bowland, providing an ever-changing backdrop of natural beauty.



Living Room



Living Room



Dining Room



Kitchen



Kitchen



Bedroom Two



Bedroom Three



Study



Shower Room

111 Main Street is more than just a property – it is a lifestyle. Offering a rare fusion of historic charm, modern luxury and an extraordinary outdoor retreat, this stunning cottage is a unique and treasured find.

Don't miss the opportunity to make this dream home your reality. Contact us today to arrange a viewing and experience the magic of this exceptional residence for yourself.

Accommodation with approximate dimensions

Living Room 12' 10" x 12' 1" (3.91m x 3.68m)

Dining Room 12' 10" x 8' 6" (3.91m x 2.59m)

Kitchen 13' 7" x 10' 1" (4.14m x 3.07m)

Utility Room 7' 8" x 6' 5" (2.34m x 1.96m)

Cloak Room

First Floor

Bedroom Three 12' 10" x 9' 6" (3.91m x 2.9m)

Bedroom Two 12' 10" x 11' 11" (3.91m x 3.63m)

Shower Room

Study 10' 2" x 7' 11" (3.1m x 2.41m)Max

Second Floor

Bedroom One 15' 9" x 12' 4" (4.8m x 3.76m)

En Suite Shower Room

Property Information

Tenure Freehold (Vacant possession upon completion).

Council Tax Band D Lancaster City Council

Services Mains gas, water and electricity.

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 ///crisper.deeply.syndicate

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Bedroom One



En Suite



Gardens in Summer



Views

Request a Viewing Online or Call 01524 737727

Meet the Team

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



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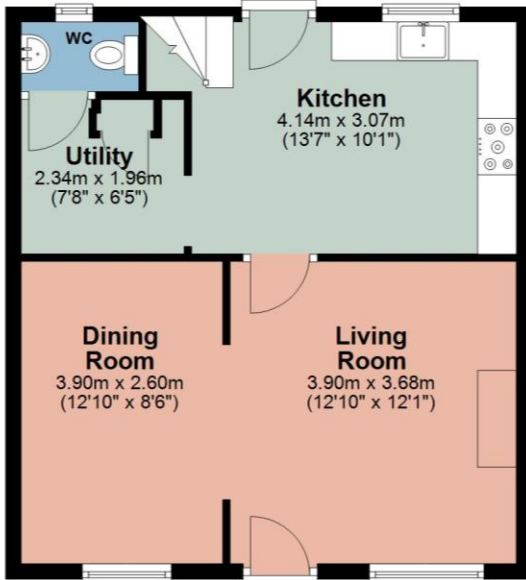


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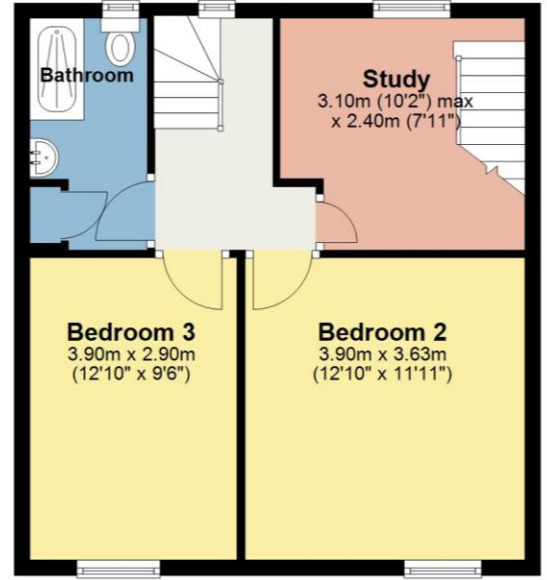
Ground Floor

Approx. 45.3 sq. metres (487.1 sq. feet)



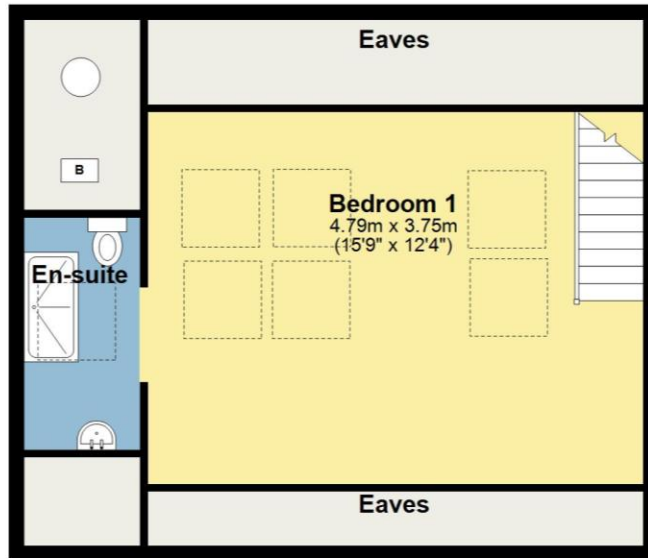
First Floor

Approx. 45.4 sq. metres (489.2 sq. feet)



Second Floor

Approx. 54.4 sq. metres (585.0 sq. feet)



Total area: approx. 145.1 sq. metres (1561.3 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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