



## Warton

£425,000

111 Main Street, Warton, Lancashire, LA5 9PJ

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.

### Quick Overview

Charming Cottage in a Picturesque Village

Three Double Bedrooms

En-Suite Shower Room

Two Reception Rooms

Renovated Throughout

Filled with Character

Stunning Gardens

Popular Residential Location

Walks on Doorstep

Superfast Broadband Available\*



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Superfast  
Broadband



On Street Parking

Property Reference: C2498





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 and countryside walks right on the doorstep.

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 a washing machine and room for a 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 burgage 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.

The gardens are a real gem, thoughtfully designed with ease of maintenance in mind. Separate areas provide distinct spaces for entertaining, relaxing, and enjoying the changing seasons. These adaptable spaces can easily be tailored to suit a buyer's preferences and lifestyle. Meandering pathways lead through an enchanting array of formal planting areas, vibrant floral displays, and secluded seating nooks designed for relaxation and reflection. Whether hosting alfresco gatherings or unwinding with a book in the sun, this garden offers a myriad of delightful experiences.

The crowning jewel is a perfectly positioned seating area at the



Living Room



Living Room



Dining Room





Kitchen



Kitchen





Bedroom Two



Bedroom Three



Study



Shower Room

garden's edge, where panoramic views stretch across the rolling Lancashire countryside and towards the majestic Trough of Bowland. With countryside walks literally on your doorstep, the connection to nature is ever-present. These remarkable outside spaces are not only a feast for the senses but also play a vital role in supporting mental health and wellbeing – offering sanctuary, inspiration, and peace.

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.

In addition to the main residence, there is also the opportunity to purchase a beautifully refurbished two-bedroom cottage. Ideal for generating potential income or as ancillary accommodation for extended family or guests, this charming property offers flexibility and further value. Please contact the office for more information. 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

**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).





Bedroom One



En Suite





Gardens in Summer



Views

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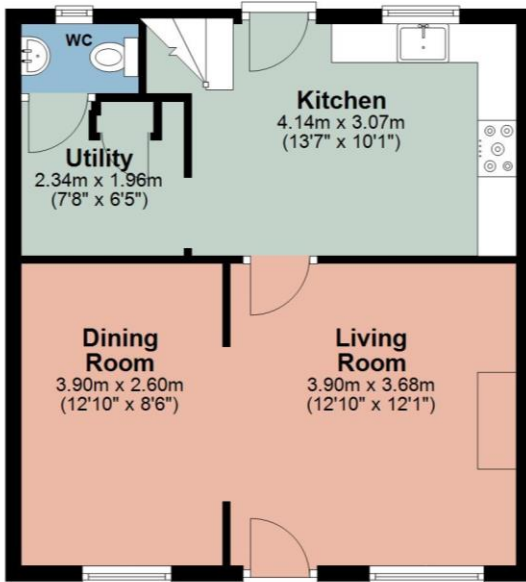


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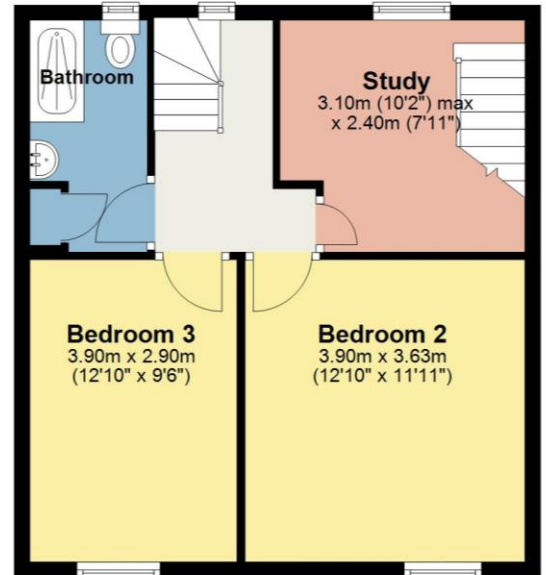
## Ground Floor

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



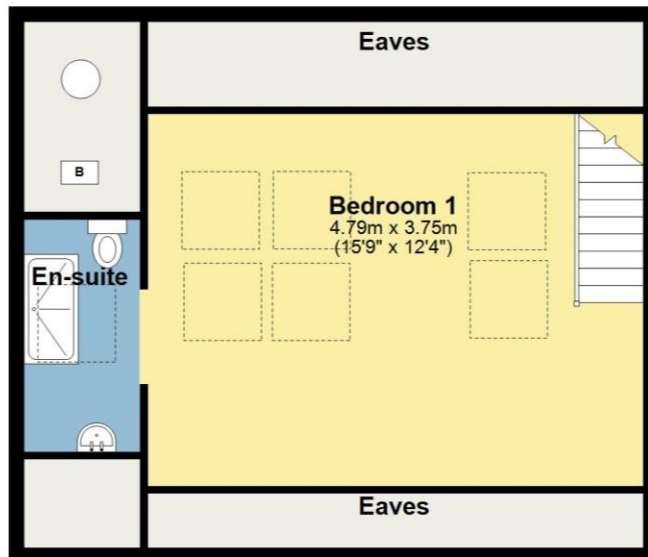
## First Floor

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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