



Borwick

£195,000

4 Epoch Cottages, Borwick, Carnforth, Lancashire, LA6 1JU

Nestled in the charming village of Borwick, 4 Epoch Cottages is a beautifully presented, stone-built bungalow offering stylish single-level living. This low maintenance home is perfectly suited for those looking for a downsize or a convenient lock-up-and-leave retreat.

Quick Overview

Immaculately Presented Stone Built Cottage
 Perfect Bolt Hole or Downsize
 Off Street Parking
 Communal Gardens
 Peaceful Residential Village Location
 No Chain Delay
 Two Double Bedrooms
 Array of Nearby Local Walks
 Easy Access to the M6 Motorway and Bus Links
 Ultrafast Broadband Available*



2



1



1



TBC



Ultrafast
Broadband



Car Park

Property Reference: C2512



Open Plan Kitchen/Dining/Living Room



Open Plan Kitchen/Dining/Living Room



Open Plan Kitchen/Dining/Living Room



Bedroom One

Borwick is a quiet Lancashire village that offers a peaceful rural lifestyle with the benefit of excellent transport links. Just minutes from the M6 and close to Carnforth's shops, services, and train station, it's ideal for those seeking countryside living without losing easy access to amenities and connections to larger towns and cities.

Step inside and you'll immediately appreciate the blend of modern style and rustic charm. The open-plan L-shaped kitchen, living, and dining area is light and spacious, featuring neutral décor, exposed beams, wood-effect flooring, and high ceilings that enhance the sense of space. A wood-burning stove adds a cosy focal point, perfect for relaxed evenings.

The kitchen is well-equipped with a range of cream units, wood-effect worktops, and integrated Beko appliances including an oven, hob, and extractor fan.

An inner hallway with a useful storage cupboard leads to two generously sized double bedrooms, both well-maintained and ready for your personal touch.

The bathroom is sleek and contemporary, finished with stylish tiling and fitted with a three-piece suite comprising a wall-hung sink, toilet, and a bath with overhead shower, plus a heated towel rail and chrome fixtures.

Outside, the cottage is set within a peaceful courtyard with neatly maintained communal gardens. To the rear, there's a small private lawn enjoying countryside views, along with access to a shared residents' car park.

Accommodation with approximate dimensions

Open Plan Kitchen/Living/Dining Area 19' 1" x 14' 6" (5.82m x 4.42m)

Bedroom One 10' 4" x 9' 7" (3.15m x 2.92m)

Bedroom Two 11' 5" x 8' 2" (3.48m x 2.49m)

Bathroom

Property Information

Tenure Freehold. Subject to a service charge of £500 per annum to include sewerage, communal gardening and the car park.

Council Tax Band A - Lancaster City Council

Services Mains water, mains electric and septic tank drainage. Ultrafast broadband available.

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

Directions Leave Carnforth on the A6 travelling north and continue straight on at the first two roundabouts you come to. At the third roundabout take the third exit signposted Borwick. Just after passing the crossroads take the turning on the right and immediately right again.

What3Words ///proposals.belonged.vocab

Viewings Strictly by appointment with Hackney & Leigh Carnforth Office.

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Bedroom Two



Bathroom



Garden

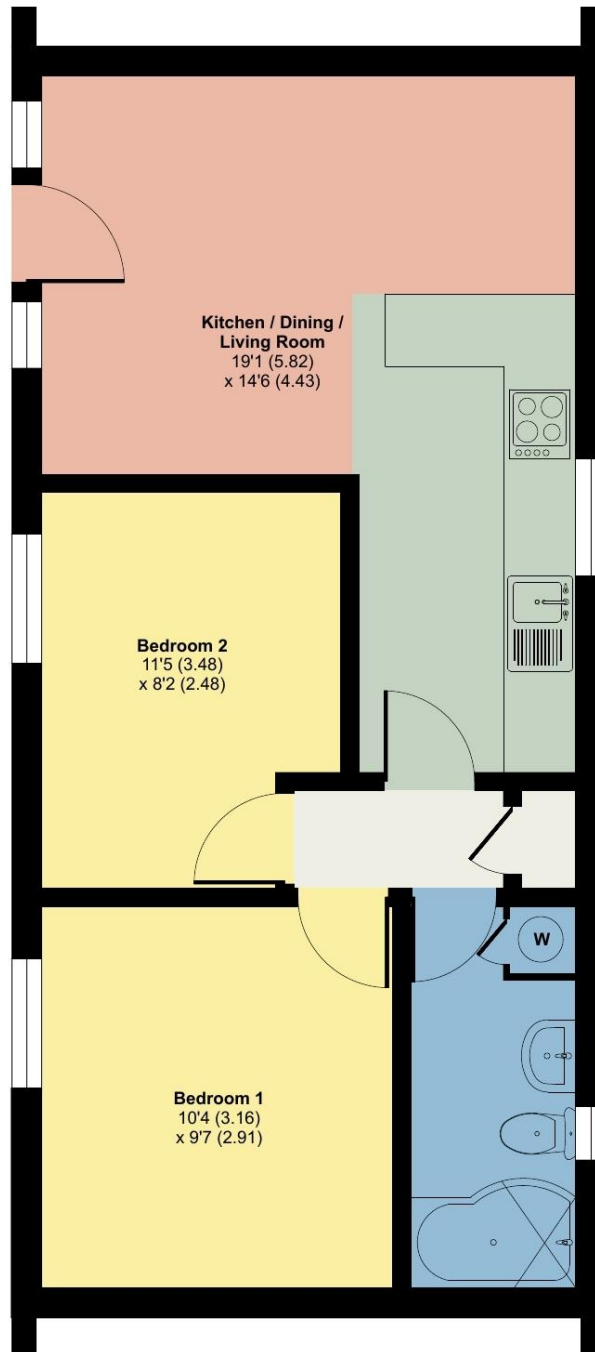


Communal Garden

Epoch Cottages, Borwick, Carnforth, LA6

Approximate Area = 479 sq ft / 44.5 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hackney & Leigh. REF: 1284873

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