



Warton

£160,000

170 Main Street, Warton, Carnforth, LA5 9PN

Charming grade II listed cottage in the heart of Warton, bursting with character and original features. In need of full renovation, perfect for first time buyers or those looking for a project. With two well proportioned bedrooms and a detached garden this could be the perfect project to call your own!

Quick Overview

Two Bedroom Cottage
Located in Sought After Village
Filled With Character and Charm
Grade II Listed
Detached Garden
Close to Transport Links
In Need Of Renovation
Superfast Broadband Available



2



1



1



G



Superfast
Broadband *



On Street Parking

Property Reference: C2519



Living Room



Living Room



Kitchen



Bedroom Two

Are you searching for your first home or a project to truly make your own? 170 Main Street in the popular village of Warton offers a fantastic opportunity to restore and renovate a charming 2-bedroom cottage full of character and potential.

Step into the living room where a sash-style front window and a beautiful feature fireplace with a range fire immediately showcase the home's original charm. The stone-flagged floor leads through to a galley kitchen, fitted with base units, a Belfast sink, and wooden work surfaces with stable door leading out to the garden.

Upstairs, you'll find two well-proportioned bedrooms with stripped wooden floors, brimming with rustic appeal. The bathroom includes a three-piece suite: bath, hand wash basin, and low-level W.C.

Externally, the property benefits from a detached garden plot – ideal for keen gardeners or those looking to grow their own produce. There are 3 outbuildings and greenhouse add further value to this outdoor space.

While the cottage requires full renovation and updating, the solid bones and character features offer an exciting opportunity to create a unique and beautiful home in the heart of Warton.

A true gem waiting to be brought back to life – book your viewing today.

Accommodation with approximate dimensions

Living Room 15' 1" x 14' 4" (4.6m x 4.37m)

Kitchen 12' 10" x 6' 6" (3.91m x 1.98m)

First Floor

Bedroom One 14' 5" x 8' 10" (4.39m x 2.69m)

Bedroom Two 11' 9" x 7' 11" (3.58m x 2.41m)

Bathroom

Property Information

Council Tax Band - B Lancaster City Council

Tenure Freehold (Vacant possession upon completion).

Services Mains gas, electricity, water and drainage.

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 past Ashleigh Interiors on the right you will find the property further along on the right hand side.

What3words ///shortcuts.sprouting.lawfully

Anti-Money Laundering Regulations (AML).

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).



Bathroom



Bedroom One



Garden

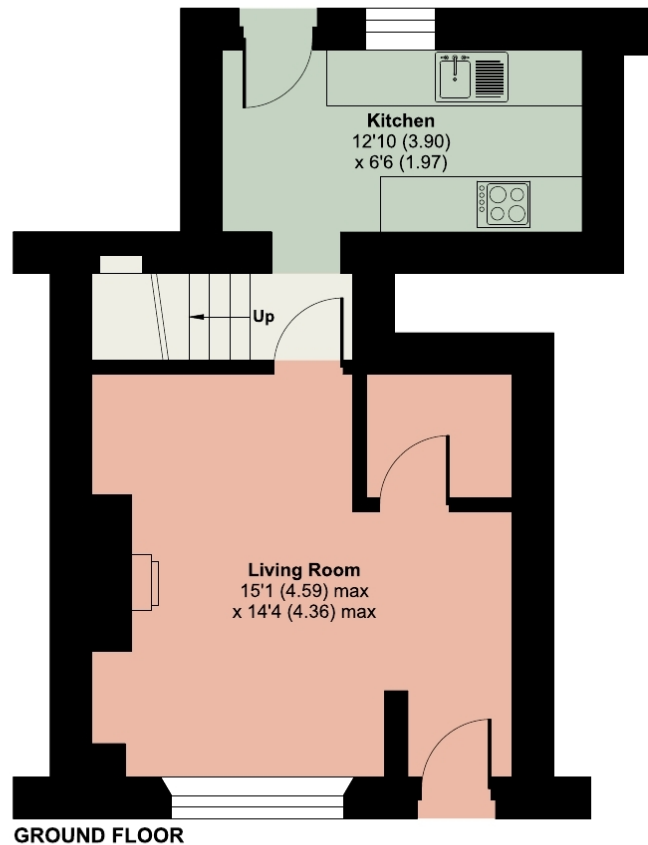
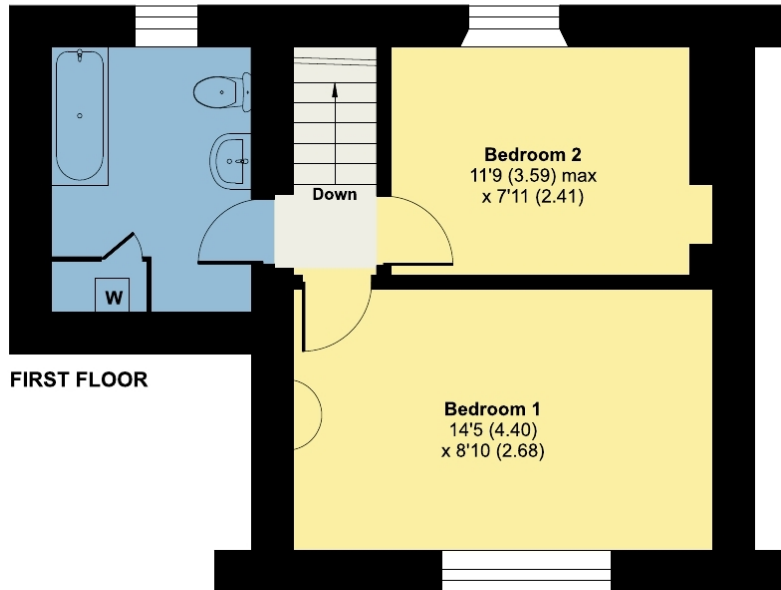


Ordnance Survey 0078341 2024

Main Street, Warton, Carnforth, LA5

Approximate Area = 679 sq ft / 63 sq m

For identification only - Not to scale



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: 1286213

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 19/05/2025.

Request a Viewing Online or Call 01524 737727