



Warton

£215,000

162 Main Street, Warton, Carnforth, Lancashire, LA5 9PN

Nestled in the heart of Warton, this characterful two-bedroom cottage is beautifully maintained throughout. Boasting a spacious divorced rear garden and a warm, inviting interior, it's an ideal choice for first-time buyers or investors seeking a move-in-ready home in a desirable village setting.

Located just a short walk from the school and transport links, this charming cottage offers the best of village life while remaining conveniently connected.

Quick Overview

Two Bedroom Cottage
Beautifully Presented Throughout
Cosy Wood Burning Stove and Period Features
Large Divorced Garden with Summerhouse
Located in Sought After Village
Close to Transport Links
Well Regarded Primary School Nearby
Scenic Walks from the Doorstep
Perfect First Time Buy or Investment
Superfast* Broadband Available



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Superfast*
Broadband



On Street Parking

Property Reference: C2572



Living Room



Kitchen



Study Area



Bedroom Two

The tranquil village of Warton is located within moments of Warton Crag nature reserve providing a vast array of walks on the doorstep. The village has a busy and active community with two popular public houses, local brewery and a well regarded primary school. The location also provides great access to the nearby market town of Carnforth that provides a variety of amenities including a range of local shops, supermarkets, a secondary school, doctors, dentist along with handy West Coast railway station and quick road access to the M6 motorway in minutes.

Step into this charming, quintessential cottage and be welcomed into a beautifully presented living room, featuring a characterful stove set on a stone hearth with a wooden mantle – a true focal point of the space.

To the rear of the property, you'll find a versatile area with a staircase leading to the first floor, ideal for use as a study or reading nook. A few steps down take you into the well-appointed kitchen, complete with a range of wall and base units, complementary worktops and tiling, a Beko electric oven with a four-ring induction hob set within the chimney inglenook, and a classic Belfast sink. There's space for an upright fridge-freezer, as well as plumbing for a washing machine. Exposed decorative beams to the ceiling enhance the cottage's traditional charm.

Upstairs, the main bedroom boasts an original cast iron fireplace, adding a touch of period elegance. A few steps down lead to the second bedroom, which enjoys lovely views over the surrounding countryside. The modern shower room includes a stylish shower enclosure, Velux window, vanity sink unit with storage, WC, towel radiator, and an airing cupboard housing the boiler.

Externally, there is on-road parking to the front of the property. To the rear, a path leads to a stone-built outhouse and continues to a generous, separated garden located on the right-hand side. This substantial outdoor space features a wooden summer house, perfect for entertaining, a large lawn, well-stocked planted borders, a wooden fence surround, and a secure garden gate.

Accommodation (with approximate dimensions)

Living Room 12' 8" x 10' 11" (3.86m x 3.33m)

Kitchen 10' 11" x 10' 2" (3.33m x 3.1m)

Bedroom One 11' 0" x 9' 9" (3.35m x 2.97m)

Bedroom Two 11' 0" x 7' 11" (3.35m x 2.41m)

Bathroom

Property Information

Tenure Freehold (Vacant possession upon completion).

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

Council Tax Band B Lancaster City Council

Services Mains gas, water, drainage and electricity.

Directions From the Hackney & Leigh Carnforth Office, turn left and leave Carnforth heading towards Warton, proceeding through Millhead. Travel along the Main Street of Warton, passing the George Washington pub on your left. Continue along Main Street and the property is situated on the right hand side and can be located by our For Sale sign.

What3Words ///skippers.snows.benched

Viewings Strictly by appointment with Hackney & Leigh.

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



Shower Room



Divorced Garden

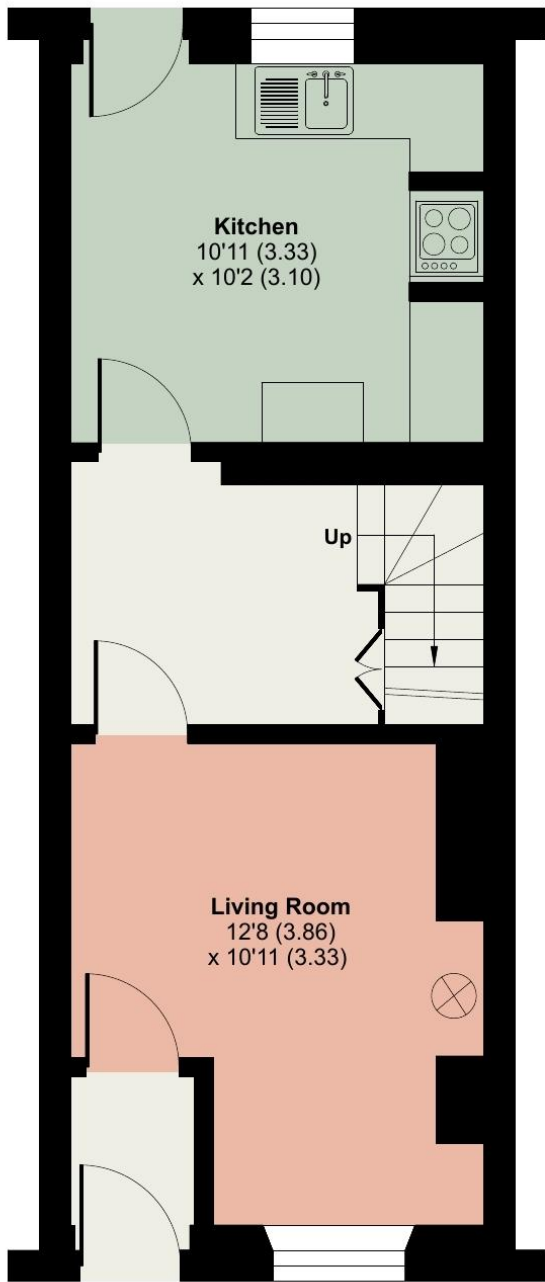


Divorced Garden

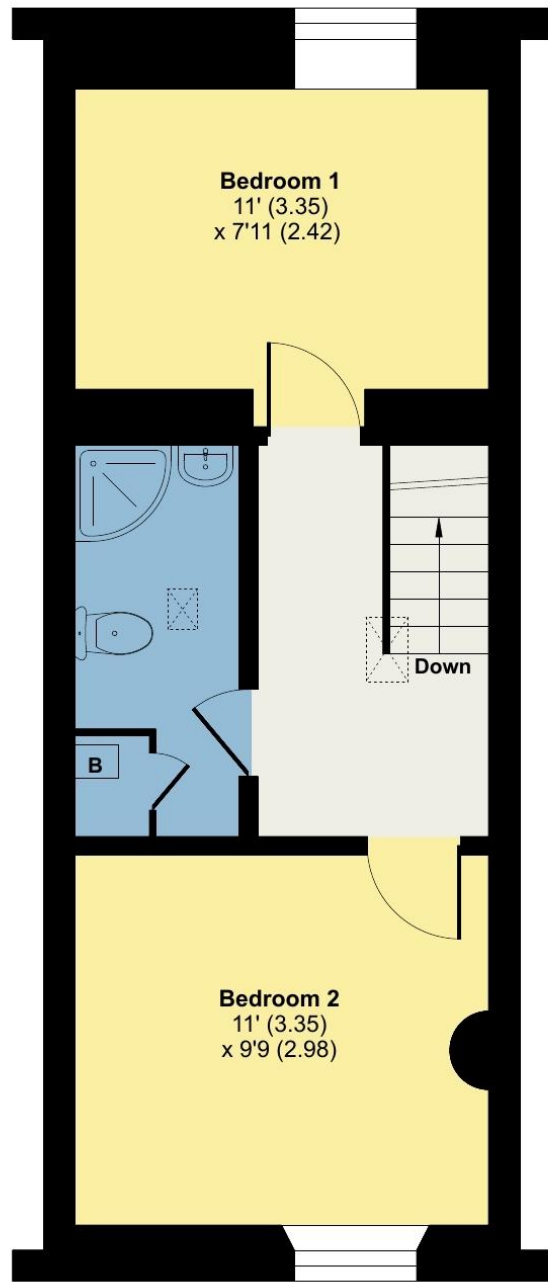
Main Street, Warton, Carnforth, LA5

Approximate Area = 663 sq ft / 61.5 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST 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: 1340058

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