



Warton

£350,000

1 High Crag Court, Warton, Carnforth, Lancashire, LA5 9ND

Welcome to 1 High Crag Court, a well presented 3-bedroom detached home set within a quiet, sought-after cul-de-sac in the charming village of Warton. Offering spacious, well-proportioned rooms, modern features, and a private garden, this home is ideal for growing families, first-time buyers looking for extra space, or downsizers seeking comfort without compromise. Its superb location means you're just a short stroll from village amenities, local schools, and scenic countryside walks, blending modern living with a peaceful, rural lifestyle.

Quick Overview

Detached Modern Home
Three Well-Proportioned Bedrooms
Spacious & Versatile Living Areas
Modern, Well-Equipped Kitchen
Private, Mature Rear Garden
Peaceful Cul-de-Sac Location
Ideal for All Life Stages
Close To Local Amenities
Off Road Parking & Garage
Superfast Broadband Available



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Superfast
Broadband

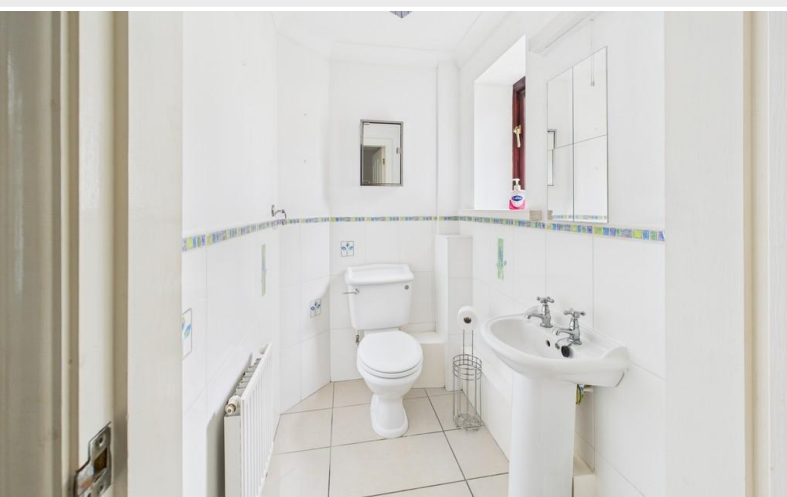


Off Road Parking
& Garage

Property Reference: C2583



Entrance Hall



Downstairs WC



Living Room



Conservatory

Step inside through a generous entrance hallway that sets the tone for the rest of the property. To your right, you'll find a stylish downstairs WC and a spacious, modern kitchen fitted with neutral gloss wall and base units, solid worktops, coloured splashbacks, and a neutral tiled floor. Integrated appliances include a Neff oven with warming drawer, 4-ring gas hob with extractor, dishwasher, and more, making it a perfect space for everyday living and entertaining. The kitchen also provides direct access to the private rear garden.

The inviting living room offers a cosy retreat with an electric fireplace and opens seamlessly into a bright and airy conservatory, the perfect place to unwind year-round while enjoying views of the garden. The conservatory also provides internal access to the garage and the garden beyond.

Upstairs, the property boasts three well-sized bedrooms. The primary bedroom is a generous double, complete with built-in wardrobes and a modern en suite shower room. Bedroom two is a small double with a side-aspect window, while bedroom three is a spacious single, ideal as a nursery, guest room, or home office. The family bathroom features a fitted bath with overhead shower and screen, a vanity sink unit, WC, chrome ladder radiator, and tasteful partial tiling. A handy storage cupboard off the landing is ideal for towels and linens.

Outside, the property continues to impress with a generous, well-maintained rear garden featuring a variety of mature plants and trees, creating the perfect spot for al fresco dining or relaxing in the sunshine, while a garden path leads conveniently around to the front of the home. The property also benefits from a driveway providing off-road parking, and a large garage that offers excellent space for additional parking, storage, or even a workshop.



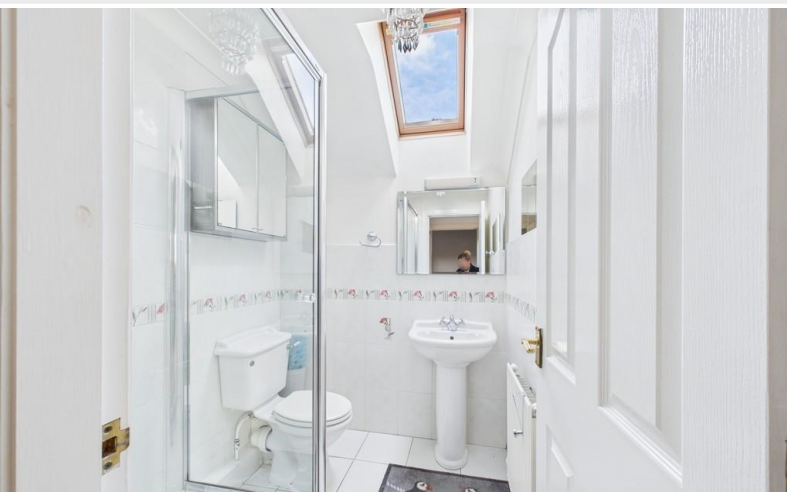
Conservatory



Kitchen



Bedroom One



En-Suite



Bedroom Two



Bedroom Three

Accommodation with approximate dimensions

Entrance 17' 6" x 6' 9" (5.33m x 2.06m)

Kitchen 20' 11" x 9' 9" (6.38m x 2.97m)

Living Room 20' 10" x 12' 4" (6.35m x 3.76m)

Conservatory 19' 6" x 7' 6" (5.94m x 2.29m)

Garage 10' 10" x 20' 8" (3.3m x 6.3m)

Family Bathroom 6' 2" x 6' 9" (1.88m x 2.06m)

Bedroom One 19' 2" x 12' 3" (5.84m x 3.73m)

Ensuite 6' 2" x 5' 4" (1.88m x 1.63m)

Bedroom Two 11' 0" x 9' 8" (3.35m x 2.95m)

Bedroom Three 9' 6" x 7' 11" (2.9m x 2.41m)

Property Information

Tenure Freehold (Vacant possession upon completion).

Services Mains Gas, Electricity, Water & Sewage.

Council Tax Band B - Lancaster City Council.

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 Carnforth office, turn left and follow the road out towards Warton. Proceed through the village along Main Street, passing the right hand turn into Borwick Lane. Take the left hand turning into Croftlands, follow the road round taking the left at the top of the road then left again, the property can be identified by our for sale board.

What3Words ///going.crashing.negotiators

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).



Family Bathroom



Garden



Garden



Ordnance Survey Ref 01244194

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
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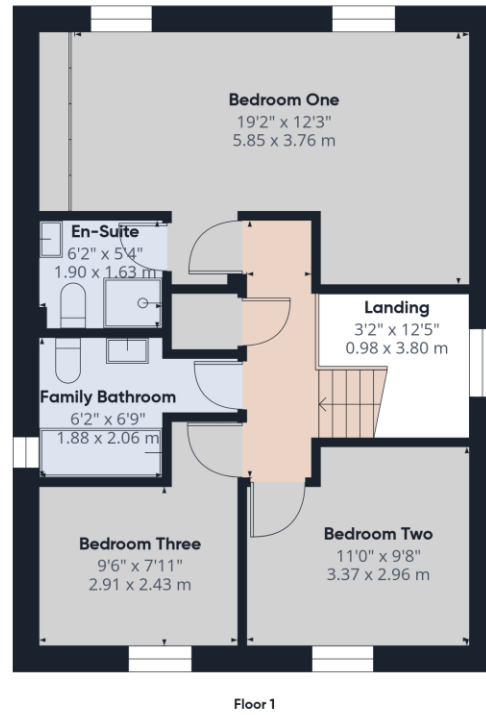
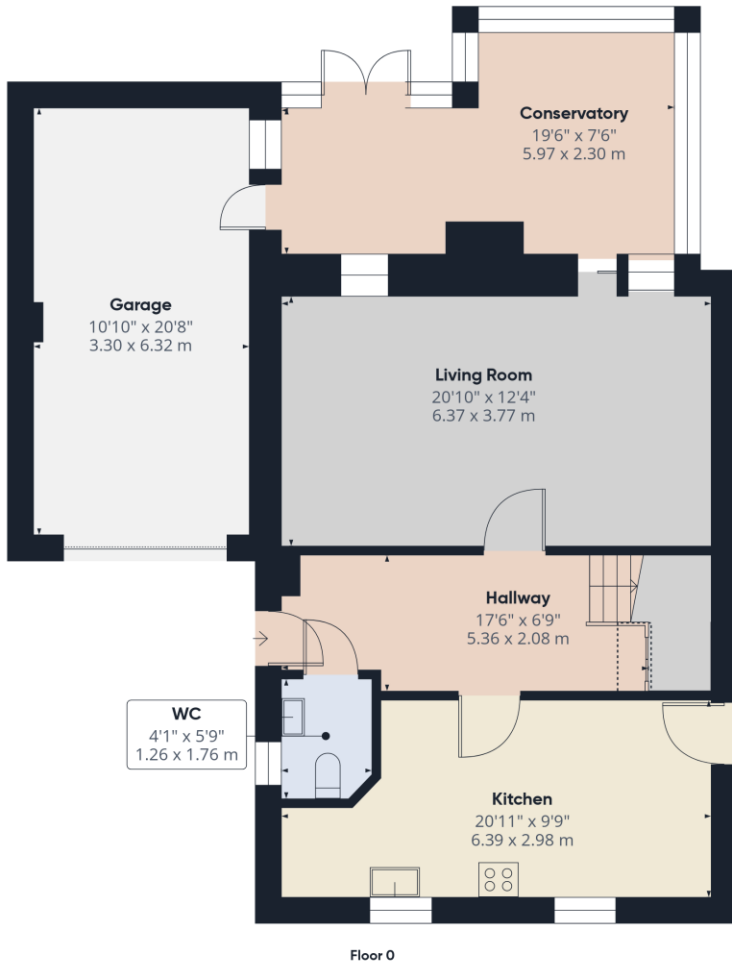


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Approximate total area^m

1561 ft²
144.9 m²

Reduced headroom

5 ft²
0.5 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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