



## Warton

£395,000

The Woodlands, 175 Main Street, Warton, Carnforth, LA5 9QF

The Woodland is situated on a generous plot and offers a unique opportunity to create a dream home in the highly sought-after location of Warton, with stunning views of Warton Crag and the surrounding countryside. The property is in need of a program of modernisation and updating, making it perfect for buyers looking to add personal touches and create a bespoke living space. With plenty of parking, versatile living spaces, expansive views and gardens, this property presents a rare opportunity to secure a home in a peaceful rural setting.

### Quick Overview

- Three Bedroom Detached Home
- Two Reception Rooms
- Lower Ground Floor with Development Potential
- Situated on a Generous Plot
- Parking for Several Cars
- Located in a Sought After Village
- Views to the Nature Reserve
- In Need of Updating
- Rare Opportunity to Create & Design a Family Home
- Superfast Broadband with Fibre to Cabinet



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Superfast  
Broadband



Garage & Off  
Road Parking

Property Reference: C2450





Entrance Hall



Living Room



Living Room View

**Location** Located in the Lancashire countryside, Warton combines rural charm with excellent accessibility. Just minutes from the M6 motorway and close to Carnforth for rail links, it's ideal for commuters heading to Lancaster, Kendal, and beyond. Families will appreciate the local Warton Archbishop Hutton's Primary School, with secondary options in nearby Carnforth and Lancaster, known for its outstanding Grammar Schools.

Outdoor enthusiasts will love the proximity to Warton Crag Nature Reserve, offering scenic walks and wildlife spotting, along with easy access to the Arnsdale and Silverdale Area of Outstanding Natural Beauty for further exploration.

**Property Overview** To the left of the hall, you'll find a well-proportioned dining room, with natural light from a bay window and featuring a cosy gas fireplace, perfect for intimate dinners and relaxing evenings. At the rear of the property, the spacious living room offers breathtaking views over the garden and out towards the fields and Warton Crag beyond, creating a serene and picturesque setting.

The kitchen is equipped with a range of wall and base units, including an integrated oven and grill. A door from the kitchen leads out to a side porch, which could be conveniently utilised as a utility room.

The ground floor accommodates two of the bedrooms, ideal for those requiring single-level living. Bedroom Two is a spacious double room situated at the front of the property, featuring a bay window that enhances its bright and airy feel. Bedroom Three, another double bedroom, is located at the rear aspect of the house, offering comfort and privacy.

Ascending to the first floor, you'll discover Bedroom One, which boasts stunning views over the village of Warton and up to Warton Crag Nature Reserve. This room offers ample built-in storage and benefits from an en-suite shower room, providing a private retreat.

The lower ground floor, accessible via a lift, includes a garage that leads through to a kitchenette/utility area with a washing area and three additional store rooms. These versatile spaces offer great potential for conversion into offices, a kitchen, or additional living areas, subject to the usual consents.

Externally, the extensive gardens surrounding the property are a standout feature. With two separate entrances, there is ample parking for several vehicles. The expansive gardens, filled with a variety of shrubs, trees, and landscaped areas, are perfect for garden enthusiasts or those seeking an abundant outdoor space.

This 3-bedroom detached bungalow offers an exceptional opportunity to acquire a property on a substantial plot in Warton, with stunning views and significant potential for modernisation. Whether you are looking to create a family home or develop a unique property with large garden spaces, this bungalow is a rare find in a highly desirable location.





Dining Room



Bedroom Three





Kitchen



Bedroom One



Drive and Garage



Aerial View

**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 passing turning to Borwick Lane continue up through the village and the property is located after the turning to The Roods on the left hand side.

**What3words** ///spurring.hotspots.testers

**Accommodation with approximate dimensions**

**Entrance Hall**

**Dining Room** 12' 5" x 12' 9" (3.78m x 3.89m)

**Kitchen** 13' 9" x 8' 10" (4.19m x 2.69m)

**Bedroom Three** 12' 9" x 11' 10" (3.89m x 3.61m)

**Living Room** 15' 3" x 11' 6" (4.65m x 3.51m)

**Bedroom Two** 12' 11" x 15' 2" (3.94m x 4.62m)

**Lower Floor**

**Garage** 17' 4" x 15' 1" (5.28m x 4.6m)

**Kitchenette Utility** 8' 7" x 10' 5" (2.62m x 3.18m)

**Store Room One** 11' 10" (3.61m)

**Store Room Two** 11' 3" x 9' 2" (3.43m x 2.79m)

**Store Room Four** 12' 10" x 12' 2" (3.91m x 3.71m)

**Property Information**

**Services** Main electricity, mains gas, mains water and Private Drainage. We understand as it stands the septic tank is not currently compliant with updated regulations for septic tanks and private drainage facilities, the seller is looking into options, interested parties may wish to seek independent advice on the installation..

**Council Tax** Band D Lancaster City Council

**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.

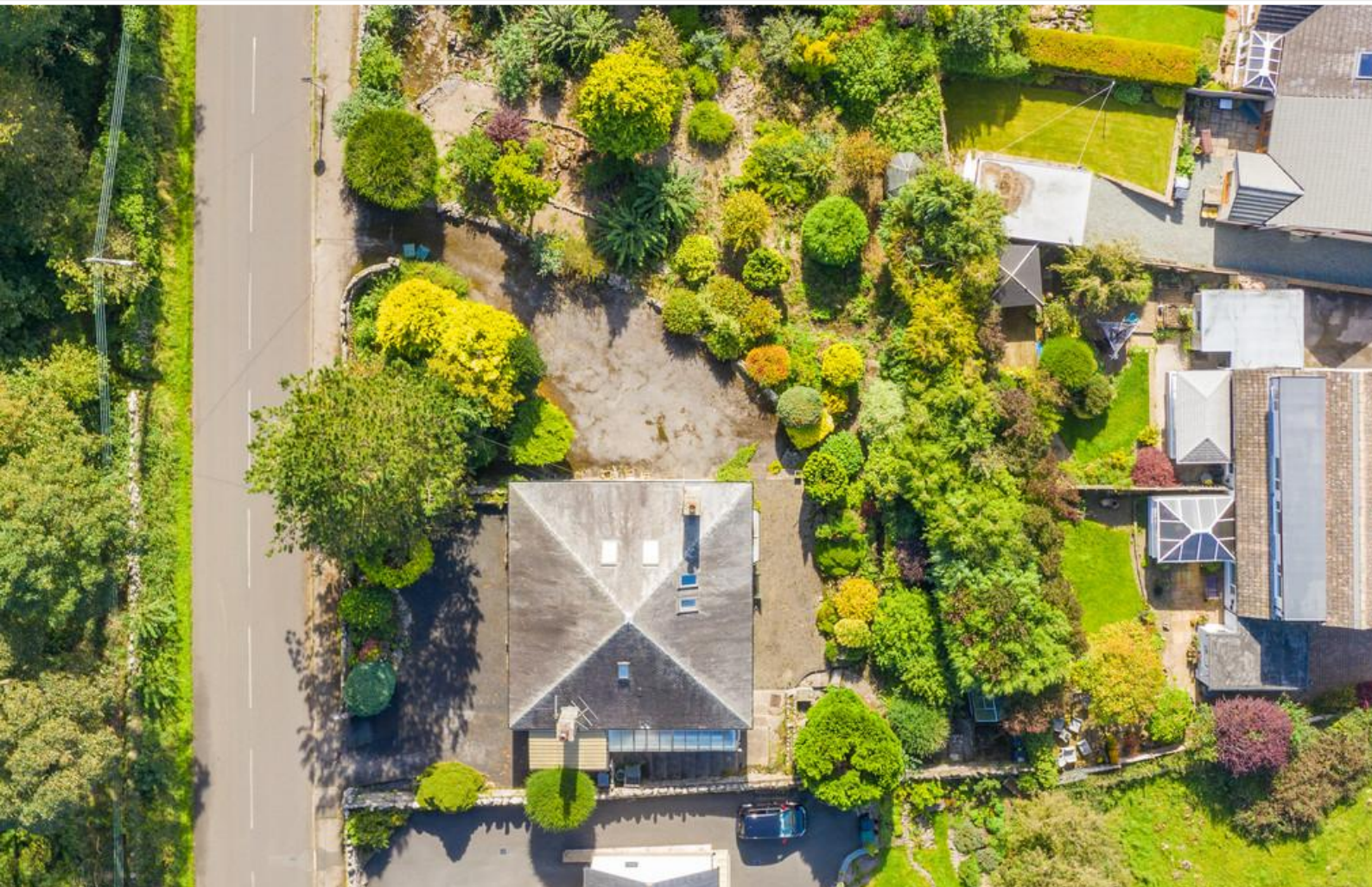
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Garden



Aerial View





Aerial View



Ordnance Survey Map 2024 - 01186271

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## Meet the Team

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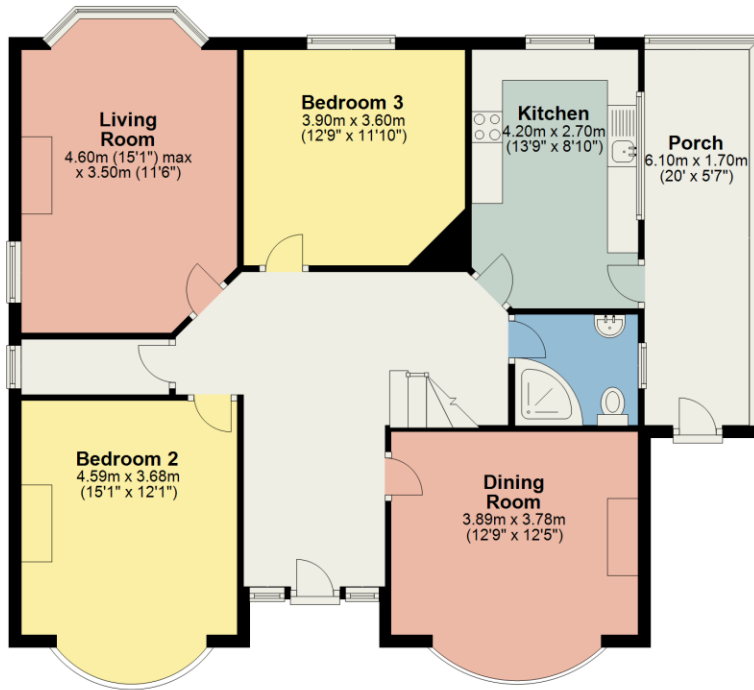


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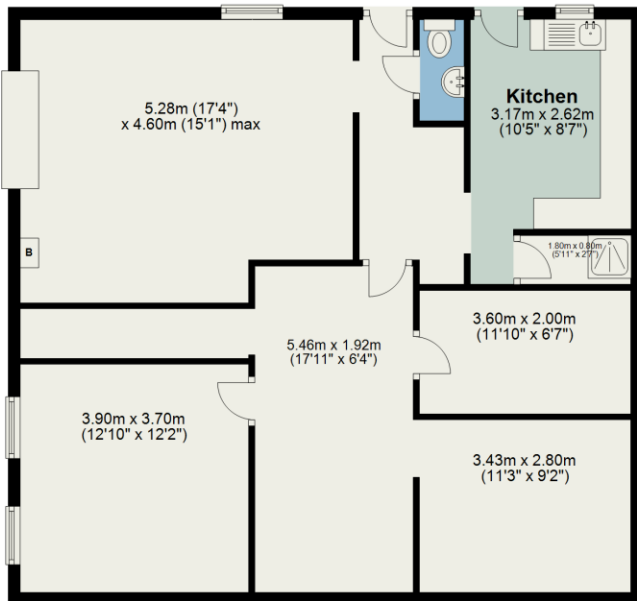
### Ground Floor

Approx. 106.8 sq. metres (1149.3 sq. feet)



### Basement

Approx. 93.5 sq. metres (1006.0 sq. feet)



### First Floor

Approx. 44.9 sq. metres (483.5 sq. feet)



Total area: approx. 245.2 sq. metres (2638.8 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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