



## Warton

£200,000

150 Main Street, Warton, Carnforth, Lancashire, LA5 9PJ

This delightful traditional cottage is nestled in the tranquil village of Warton. Featuring two double bedrooms, delightful character features and a quaint cottage-style garden. Surrounded by scenic countryside walks and a welcoming community, this property perfectly combines rural charm with a sense of village life making it an opportunity not to be missed.

### Quick Overview

- Two Bedroom Traditional Cottage
- Grade II Listed Property
- Quaint Garden And Outhouse Storage
- Scenic Walks From The Doorstep
- Perfect First Time Buy or Investment
- Desirable Village Location
- Close To Transport Links
- Well Regarded Schools Nearby
- Easy Reach Of Amenities
- Superfast Broadband Available\*



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Superfast  
Broadband



On Street  
Parking

Property Reference: C2614



Living Room



Kitchen Diner



Study



Bedroom One

The tranquil village of Warton is ideally positioned just moments from the Warton Crag Nature Reserve, offering an abundance of scenic walks right on the doorstep. The village has a vibrant community, with ample local activities and groups. It also boasts two popular public houses, a local brewery, and a well-regarded pre-school and primary school.

Excellent commuter links are provided by the nearby market town of Carnforth, which offers a wide range of amenities including local shops, supermarkets, primary and secondary school, doctors and dental surgeries, a convenient West Coast mainline railway station, and swift road access to the M6 motorway within minutes.

Stepping into a practical vestibule the perfect spot for to storing muddy boots after a countryside walk you are led into the spacious living room featuring a characterful beams, an inglenook fireplace with woodburning stove and useful downstairs storage.

From the living room, you head through to the kitchen diner, which is fitted with a range of wall and base units with complementary worktops and a twin sink there is also a range of Integrated and freestanding appliances include a built-in fridge freezer, Rangemaster cooker, dishwasher, and a washing machine.

The study to the rear of the property provides a versatile space and leads out to a charming landscaped garden with gravel beds and mature shrubs and with the benefit of a garden outhouse for useful storage.

#### Accommodation with approximate dimensions

**Living Room** 11' 2" x 12' 0" (3.4m x 3.66m)

**Kitchen Diner** 14' 7" x 8' 9" (4.44m x 2.67m)

**Study** 8' 1" x 5' 5" (2.46m x 1.65m)

**Bedroom One** 11' 2" x 9' 3" (3.4m x 2.82m)

**Bedroom Two** 10' 8" x 7' 0" (3.25m x 2.13m)

**Bathroom** 6' 1" x 4' 5" (1.85m x 1.35m)

**Garden Storage** 10' 0" x 4' 4" (3.05m x 1.32m)

## Property Information

**Council Tax** Lancaster City Council – Band B.

**Tenure** Freehold (Vacant possession upon completion).  
The property has a flying freehold, contact our office for further details.

This property is Grade II Listed.

**Services** Mains electricity, water and drainage.

We understand the property has a flying freehold with the adjoining neighbouring property, please contact the sales team for further information.

**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 in Carnforth, turn left and follow the road out towards Warton. Proceed through Millhead, and continue along this road along the Main Street in Warton. The property is a little way along on the right hand side, shortly before the turning to Borwick Lane.

**Viewings** Strictly by appointment with Hackney & Leigh Carnforth office.

**What3words** ///freshest.bricks.rats

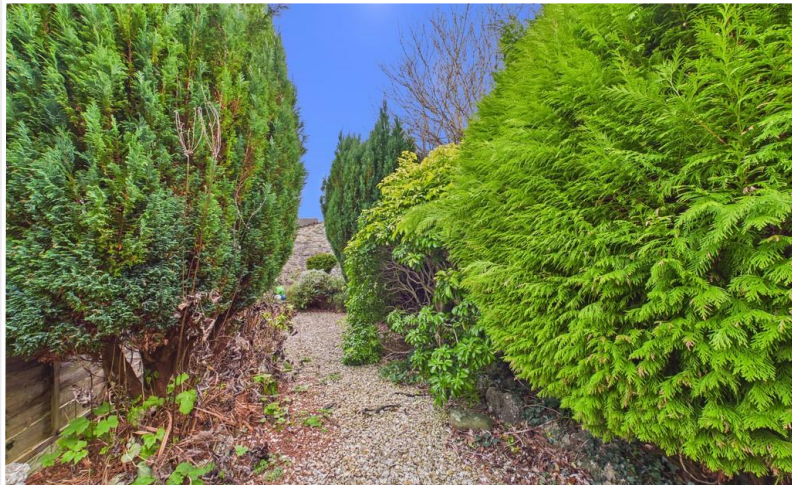
**Anti-Money Laundering Regulations (AML)** Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks 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).



Bedroom Two



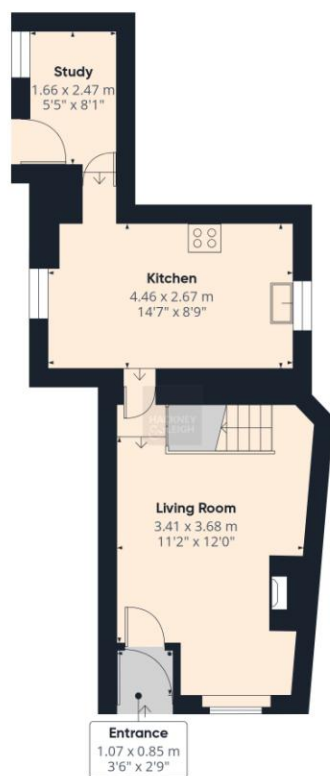
Bathroom



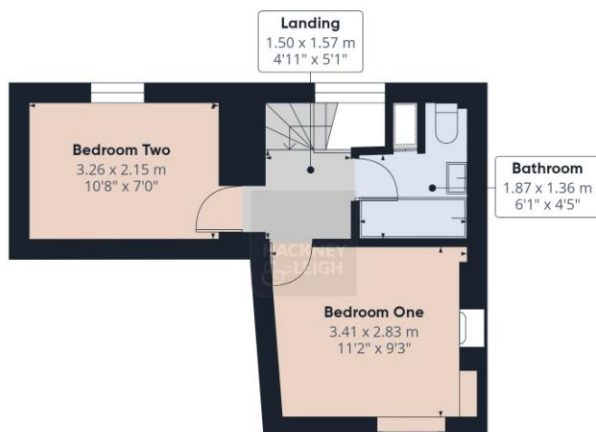
Rear Garden



Ordnance Survey 01212737



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

**Approximate total area<sup>(1)</sup>**  
61.2 m<sup>2</sup>  
658 ft<sup>2</sup>

(1) Excluding balconies and terraces

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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