

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.



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Superfast
Broadband



On Street
Parking

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*

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 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 under stairs 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 adjoined 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.

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Bedroom Two



Bathroom



Rear Garden



Ordnance Survey 01212737



Approximate total area⁽¹⁾
61.2 m²
658 ft²

(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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