



Crag Foot

£325,000

3 Marsh View Cottages, Crag Foot, Warton, Carnforth, LA5 9RZ

Set on the edge of Warton Crag, this charming and characterful home offers well-proportioned accommodation, a wealth of features and attractive views towards the nature reserve and towards Morecambe Bay. The property combines period character with practical modern living and benefits from two off-street parking spaces, a garage, useful utility space, home-working options and a mature rear garden. Offering plenty of scope to make the space your own, this is a rare opportunity to create a truly special home in an enviable setting. Properties with this combination of location, views and potential seldom come to the market, making this a wonderful opportunity to turn your vision into your next dream home.

Quick Overview

Three Bedrooms End-Terraced Cottage
Garage And Two Parking Spaces
Low Maintenance Gardens
Log Burner And Oil-Fired Heating
Sought After Location
Views Towards Morecambe Bay
Suited To A Variety Of Buyers
Array Of Walks Nearby
Commuter Links In Easy Reach
Ultrafast Broadband Available*



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Ultrafast
Broadband



Off Street
Parking

Property Reference: C2726



Parking



Dining Area



Living Room



Study Area

The tranquil village of Warton is ideally situated just moments from the stunning Warton Crag Nature Reserve, with an abundance of scenic walks and beautiful countryside right on the doorstep. The village has a vibrant community spirit, offering a variety of local activities, groups and amenities. Residents can also enjoy two popular public houses, a local brewery, and a well-regarded primary school.

Excellent commuter links are available via the nearby market town of Carnforth, which provides a comprehensive range of amenities including independent shops, supermarkets, primary and secondary schools, doctors' and dental surgeries, and a convenient West Coast Main Line railway station. The town also offers swift access to the M6 motorway, making it particularly well placed for those commuting by road or rail.

Entering the property from parking area on the side, where the useful utility area contains the oil-fired combi central heating boiler and provides plumbing, a tumble dryer vent and space for a washing machine, freezer and tumble dryer, with additional room for storage.

From here, you enter the kitchen, which is fitted with a range of wall and base units, with a kick space heater, complemented by Corian work surfaces with integrated double sink. The kitchen includes a built in larder fridge, dishwasher, gas/electric range cooker and extractor hood. A vaulted ceiling with skylights floods the room with natural light, creating a bright and welcoming space, while there is ample room for a dining table. The kitchen provides a pleasant social space for everyday family life and entertaining.

Leaving the kitchen, towards the living room, takes you through the main hallway with external door and exterior porch.

The living room is full of character, featuring areas of exposed stonework and original-style beams, together with a log burning stove creating a cosy focal point for relaxing evenings. Three windows overlook the nature reserve, bringing the surrounding greenery and views into the room and creating a particularly attractive outlook.

From the living room, the inner hallway provides access to the rear of the property, as well as a useful home office area with an adjoining storage cupboard and a convenient downstairs WC.



Kitchen Diner



Living Room



Bedroom One



Bedroom Two



Bedroom Three



Bathroom

Also situated on the ground floor is Bedroom Three, a compact single bedroom with a clever storage platform beneath the stairs. This versatile room would also make an ideal home office, study or occasional guest room depending on the needs of the new owner.

Stairs rise to the first-floor landing, where there is access to the loft space and a further useful storage cupboard.

Positioned to the rear of the property, Bedroom One is a comfortable double bedroom featuring a charming cast-iron fireplace, adding further character and a lovely focal point to the room.

Bedroom Two, situated to the front, is a versatile room suitable as either a small double or a comfortable single bedroom.

The family bathroom is also positioned to the front and comprises a bath with overhead shower, WC and pedestal wash hand basin.

Externally to the side of the property is off-street parking complete with external tap and providing direct access into the house. A pathway continues around the rear of the property, leading via attractive limestone steps and a further path into the garden.

The mature rear garden is a particular feature, with established trees and shrubs creating a private and leafy setting. A combination of pathways, natural limestone pavement, small pond, decorative stone chipped areas and potential seating spaces provides plenty of opportunity to enjoy the surroundings and take in the views.

A further parking area can be accessed from Crag Road, where there is also a garage, providing valuable additional parking, storage or workshop space, together with a garden shed.

Accommodation with approximate dimensions

Kitchen 9' 2" x 18' 8" (2.79m x 5.69m)

Living Room 13' 0" x 19' 1" (3.96m x 5.82m)

Hall/Study Area 5' 11" x 11' 10" (1.8m x 3.61m)

Downstairs WC 4' 8" x 2' 7" (1.42m x 0.79m)

Bedroom Three 9' 9" x 6' 4" (2.97m x 1.93m)

Bedroom One 9' 8" x 12' 11" (2.95m x 3.94m)

Bedroom Two 8' 0" x 11' 6" (2.44m x 3.51m)

Bathroom 6' 5" x 10' 3" (1.96m x 3.12m)

Garage 17' 10" x 9' 3" (5.44m x 2.82m)



Garden



Garden



Drone Views To Morecambe Bay



Views



Garage & Parking

Property Information

Tenure Freehold (Vacant possession upon completion).

Council Tax Lancaster City Council - Band B.

Services Mains water and electricity with oil tank and private drainage - septic tank.

Please note that due to updated regulations for septic tanks and private drainage facilities, interested parties may wish to seek independent advice on the installation. We can recommend several local firms who may be able to assist.

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

Directions Heading from the Hackney & Leigh Carnforth Office head on Warton Road leading onto Mill Lane. As you get to the end of Mill Lane take a left on to Sands Lane and keep on this road following Warton Crag for around 2 miles and the property can be found on the right hand side of the road and located by our For Sale sign.

What3Words ///love.sneezed.sensibly

Viewings Strictly by appointment with Hackney & Leigh.

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Ground Floor

Approx. 57.0 sq. metres (613.3 sq. feet)



First Floor

Approx. 35.4 sq. metres (381.5 sq. feet)



Garage

Approx. 15.4 sq. metres (165.4 sq. feet)



Total area: approx. 107.8 sq. metres (1160.2 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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