



WATERHOUSE
ESTATE AGENTS
Local, Professional Property Services

2 Stockdale Grove - Warton



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Freehold £245,000



Features

- Offered With No Onward Chain
- Charming two-bedroom cottage
- Open-plan living and dining room featuring a cosy log-burning stove
- Two double bedrooms with built-in storage and countryside/garden views
- Stylish shower room plus useful built-in storage
- Generous private rear garden

Situated in the popular village of Warton, this charming two-bedroom cottage offers well-presented accommodation with character features, a private rear garden and a versatile garden studio. Offered with no onward chain, it is ideal for a range of buyers. The property comprises a welcoming front dining room which flows through to a cosy living room featuring a log-burning stove set within a stone surround, creating a warm focal point. The living space also benefits from understairs storage and a pleasant outlook over the rear garden. The kitchen is fitted with gloss units, an oven with gas hob, space for appliances, and a door providing direct access to the garden.

To the first floor are two well-proportioned double bedrooms, each enjoying pleasant outlooks with countryside views to the front and garden views to the rear, both also benefitting from built-in storage. The shower room is fitted with a walk-in shower, WC, wash hand basin, heated towel rail and a built-in airing cupboard. Externally, the rear garden is a real feature of the home, offering a private and well-maintained outdoor space with paved seating areas, lawn and established planting. A pathway leads to a detached studio, currently arranged as a highly versatile utility and hobby/workshop space with power and plumbing. To the front, a small walled and gated garden

provides an attractive and welcoming entrance. Warton is a popular village with an active community, offering a range of amenities including a primary school rated 'Good' by Ofsted, two pubs, churches, a local brewery and various social and sporting groups. The village is well connected, with the M6 motorway accessible in under ten minutes, regular bus services, and Carnforth train station just a short drive away. Carnforth itself offers a wide range of amenities including supermarkets, a doctor's surgery, pharmacy, cafés, takeaways, pubs and both primary and secondary schools rated 'Good' by Ofsted.



GROUND FLOOR

Dining room - Entering the property through the front door, you are welcomed into a cosy yet inviting dining room. Comfortably accommodating a table for four, this versatile space enjoys a pleasant outlook over the front of the property and flows seamlessly into the living room, creating an open-plan feel that's ideal for both everyday living and entertaining. The staircase to the first floor is also located here.

Living room - Located at the rear of the property, the welcoming living room is full of warmth and character. A feature log-burning stove, set within an attractive stone surround, creates a charming focal point and a cosy atmosphere. A window overlooks the rear garden, allowing plenty of natural light to fill the room, while an understairs storage cupboard provides useful additional storage.

Kitchen - Accessed from the living room, the kitchen is fitted with a range of gloss wall and base units with complementary worktops, offering storage and workspace. It includes an oven with a gas hob, a sink positioned beneath a window overlooking the rear garden, and space for both a dishwasher and an under-counter fridge and freezer. An external door provides direct access to the rear garden, adding to the practicality of the space.



FIRST FLOOR

Bedroom 1 - Positioned at the front of the property, the main bedroom is a bright and inviting double room. Benefitting from built-in wardrobes, it offers excellent storage. A large window enjoys pleasant views towards the surrounding countryside.

Bedroom 2 - Located at the rear of the property, Bedroom Two is a comfortable double room enjoying pleasant views over the rear garden. Benefitting from built-in storage, it offers a practical layout and would make an ideal guest bedroom or second double bedroom.

Shower room - The shower room is fitted with a generous walk-in shower featuring a mains-fed shower and stylish marble-effect aqua panelling, providing a modern finish that's both attractive and easy to maintain. Completing the suite is a WC, wash hand basin and a heated towel rail. A frosted glass window allows for natural light while maintaining privacy, and a built-in airing cupboard houses the boiler while providing useful additional storage.

Landing - The first-floor landing provides access to all first-floor accommodation and also benefits from access to the loft, offering useful additional storage.

Externally

The property benefits from attractive outdoor spaces, with the rear garden accessed directly from the kitchen. A paved pathway leads through beautifully maintained borders filled with established planting, guiding you through the garden and towards the garden studio. The garden continues around to a lawned area, offering a high degree of privacy and plenty of space for outdoor seating and relaxation. To the front, there is a small walled and gated garden, providing an appealing and welcoming entrance to the home.

Garden studio - A fantastic addition to the garden, the garden studio is a versatile space arranged as a utility and hobby area. One section is fitted with plumbing and power, providing space for a washing machine and tumble dryer, making it an ideal utility area. The remaining space offers excellent flexibility and is currently used as a hobby/storage area, but could equally serve as a workshop or creative space depending on requirements. Both rooms are fully insulated.



Useful Information

Tenure - Freehold.

Council tax band - B (Lancaster City Council).

Heating - Gas central heating.

Drainage - Mains.

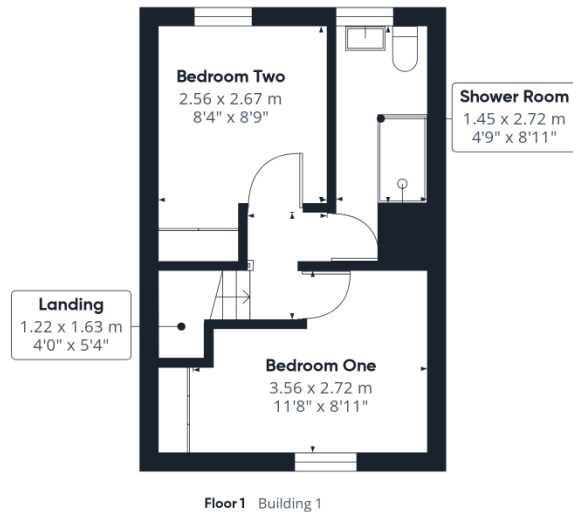
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Approximate total area⁽¹⁾
65.7 m²
708 ft²

(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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