



£300,000

1 Hawk Street, Carnforth, LA5 9LZ

Located in the heart of Carnforth with views of Warton Crag, this renovated stone-built home combines modern comfort with traditional charm. Featuring a new kitchen, bathroom, boiler, electrics, and wood burner, it offers three double bedrooms, two reception rooms, a sunroom, and a private courtyard garden, all within easy reach of local amenities and transport links.

### Quick Overview

Detached Home  
Updated Throughout  
Three Double Bedrooms  
Two Reception Rooms and Sun Room  
Filled with Character  
Woodburning Stove  
Views Over Carnforth and Warton Crag  
Close To Local Amenities  
Double Glazing Installed In 2026  
Ultrafast Broadband Available\*



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Ultrafast  
Broadband



On Street  
Parking

Property Reference: C2588



Entrance Hall



Living Room



Dining Lounge



Sun Room

Welcome to this three double bedroom detached house, perfectly positioned in the heart of Carnforth and offering views of Warton Crag. This double-fronted stone-built home effortlessly blends timeless character with contemporary comfort, having undergone an extensive transformation over the past two years. Every detail has been thoughtfully considered, with renovations including a brand new kitchen and bathroom, new plumbing, radiators, and boiler, updated electrics with a new consumer unit and gas meter, as well as new internal and external doors, a wood-burning stove, and new fascia boards, gutters, downpipes, and eaves. The property has also been re-plastered throughout, with sections of the original stone walls carefully exposed to enhance its authentic charm.

Stepping inside, you are welcomed by a spacious hallway with wood panelling. The hallway also provides access to the cellar, offering valuable additional storage. The living room exudes warmth and character, featuring exposed stone walls, dual aspect windows that fill the space with natural light, and a striking feature fireplace that serves as a focal point for family gatherings and quiet evenings alike.

A second reception room, currently used as a dining and sitting area, adds flexibility to the living accommodation and features a cosy log burner, creating a perfect setting for relaxed entertaining. The shaker-style kitchen is both stylish and functional, complete with an electric oven, gas hob, Belfast sink, integrated fridge freezer, dishwasher, and solid wooden worktops. A breakfast bar provides an ideal spot for casual dining, while there is also a designated area for a washing machine and dryer. From here, the home flows into a sunroom that opens out to the garden through patio doors.

Upstairs, the first floor hosts three double bedrooms, each thoughtfully decorated and filled with natural light. The second bedroom enjoys views of Warton Crag and features clever storage solutions built into the eaves, adding practicality to its charm.

Externally to the rear, a private courtyard garden provides a delightful retreat, styled with whitewashed walls and a Mediterranean-inspired ambiance. A decking area extends from the sunroom's patio doors, creating the perfect space for outdoor dining. A rear gate provides direct access to the street, ensuring ease and practicality.

Situated in the desirable town of Carnforth, this home offers a harmonious balance between modern living and traditional character. With local amenities including train stations, doctors' surgeries, schools, and shops all within walking distance, as well as excellent access to the M6 for commuters, it's an ideal location for both families and professionals alike.



Living Room



Kitchen



Landing



Bedroom One



Bedroom Two



Bedroom Three

## Accommodation (with approximate dimensions)

### Entrance Hall

Dining Lounge 14' 1" x 14' 2" (4.29m x 4.32m)

Kitchen 8' 11" x 14' 7" (2.72m x 4.44m)

Living Room 13' 5" x 14' 5" (4.09m x 4.39m)

Sun Room 9' 6" x 8' (2.9m x 2.44m)

Bedroom One 13' 5" x 14' 4" (4.09m x 4.37m)

Bedroom Three 7' 8" x 11' 3" (2.34m x 3.43m)

### Bathroom

Bedroom Two 8' 9" x 14' 4" (2.67m x 4.37m)

Cellar 14' 5" x 13' 7" (4.39m x 4.14m)

## Property Information

Services Mains gas, electricity, water and drainage

Council Tax Band B - 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.

What3words ///topples.towels.casual

Directions Form the Hackney & Leigh Carnforth Office drive up towards the traffic lights and turn left take the next turning on the right on to Hawk street no 1 is at the top of the hill on the right hand side

N.B. The current owners have recently made upgrades to the property and installed double glazing throughout in 2026.

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).



Bathroom



Bedroom One



Bedroom Two



Garden

Request a Viewing Online or Call 01524 737727

## Meet the Team

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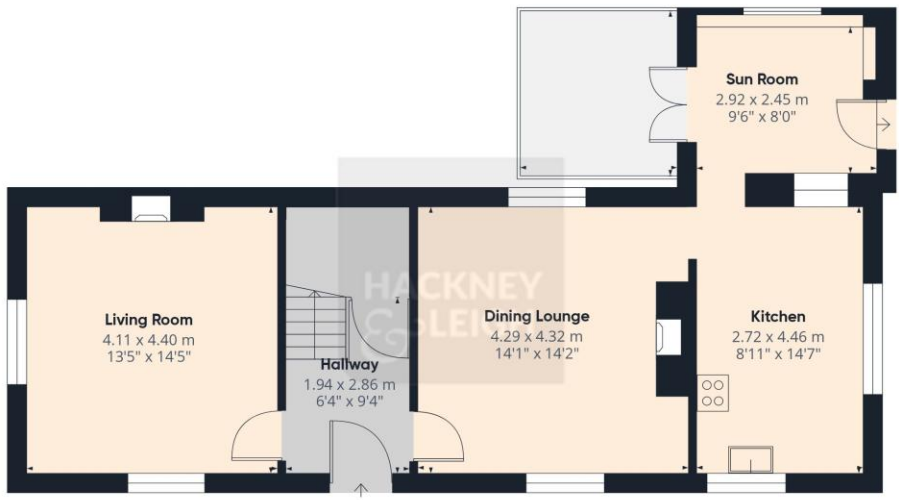


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Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**

118.1 m<sup>2</sup>  
1271 ft<sup>2</sup>

**Balconies and terraces**

6.8 m<sup>2</sup>  
73 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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