

Carnforth

£260,000

12 Howard Mews, Carnforth, Lancashire, LA5 9UH

Discover this beautifully presented home, ideally situated in the highly sought-after Crag Bank area of Carnforth. Perfect for first-time buyers and growing families alike, this charming property offers spacious and versatile accommodation, including two reception rooms, a conservatory overlooking the garden, and three well-proportioned bedrooms. Further benefits include off-street parking and a convenient location close to local amenities, transport links and well-regarded schools. An excellent opportunity to acquire a lovely home in a popular residential location.

Quick Overview

- Well Presented Family Home
- Three Bedrooms
- Spacious Living Areas
- Quiet Residential Location
- Good Sized Garden
- Close to Local Amenities And Commuter Links
- Off Street Parking And EV Charging Point
- No Onward Chain Delay
- Well Regarded Schools In Walking Distance
- Ultrafast Broadband Available*

Property Reference: C2735

3	3	2	C	*Ultrafast Broadband*	*Off Street Parking*



Kitchen



Dining Room



Living Room



Conservatory

Crag Bank is a small, peaceful village on the outskirts of Carnforth in North Lancashire. Surrounded by attractive countryside, it enjoys a rural setting while being conveniently located close to local shops, amenities and transport links. The village is also ideally placed for exploring the beautiful landscapes of Morecambe Bay, the Lancashire coast and the nearby Arnside and Silverdale area.

Step inside this welcoming family home, where the entrance hallway provides access to a useful storage cupboard, ideal for keeping everyday essentials neatly tucked away, there is also a convenient downstairs cloakroom with WC and handwash basin.

The kitchen is fitted with a range of wall and base units, complemented by wood-effect worktops and splashback tiling. There is an electric oven and hob and space for freestanding appliances, including a washing machine and fridge freezer.

The kitchen flows through to a bright and welcoming dining room, with a door opening directly onto the rear garden, making it ideal for family meals and entertaining. Double doors lead through to the spacious living room, which features a half-bay window to one end, allowing plenty of natural light, alongside French doors opening into the conservatory.

The conservatory offers a fantastic additional reception space, providing flexibility to suit a variety of needs. Whether used as a children's playroom, home office or simply somewhere to relax, it also benefits from direct access to the garden.

Heading upstairs, the first bedroom is a good sized double room, with two windows allowing plenty of natural light and ample space for bedroom furniture. It is further complemented by an en-suite bathroom, fitted with a shower cubicle, WC and wash hand basin.
Bedroom two is another comfortable double room, while bedroom three offers a versatile single bedroom, ideal for a child's room, nursery or study.

Completing the first floor is the family bathroom, fitted with a bath and overhead shower, wash hand basin and WC.

Outside, the rear garden is a good size and is predominantly laid to lawn, providing a lovely space for children to play, outdoor dining or simply enjoying the warmer months. A pathway leads to a rear gate giving access to the car park, where the property benefits from allocated parking. Further parking is available for residents and the property itself benefits from the addition of an EV charging point.



Dining Room



Living Room



Bathroom



Bedroom One



Bedroom Two



Bedroom Three

This is a fantastic opportunity to acquire this beautifully family home, offering versatile living accommodation to suit modern family life. Full of potential, this wonderful property is offered with no onward chain and is ready and waiting for its next owners to make it their own, add their personal touch and truly unlock all it has to offer. A home with space, flexibility and endless possibilities.

Accommodation with approximate dimensions

Living Room 16' 4" x 10' 0" (4.98m x 3.05m)
Dining Room 9' 9" x 8' 5" (2.97m x 2.57m)
Conservatory 8' 2" x 10' 0" (2.49m x 3.05m)
Kitchen 9' 8" x 7' 3" (2.95m x 2.21m)
Bedroom One 9' 2" x 16' 0" (2.79m x 4.88m)
Bedroom One En-Suite 5' 11" x 4' 10" (1.8m x 1.47m)
Bedroom Two 9' 7" x 10' 8" (2.92m x 3.25m)
Bedroom Three 6' 5" x 7' 5" (1.96m x 2.26m)
Bathroom 6' 3" x 5' 11" (1.91m x 1.8m)
Downstairs Cloakroom 6' 3" x 2' 10" (1.91m x 0.86m)

Property Information

Tenure Freehold (Vacant possession upon completion).

Council Tax Lancaster City Council - Band C.

Services Mains gas, water and electricity.

Directions Proceed out of Carnforth on the A6 south, at the mini roundabout, take the turning down Crag Bank Road, take the first turning on your right after passing over the railway bridge onto Jesson Way, take a left onto Howard Mews and number 12 can be found in the right hand corner.

What3Words ///misfits.swordfish.relief

Viewings Strictly by appointment with Hackney & Leigh Carnforth Office.

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

Anti Money Laundering Regulations 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 £60.00 (inc. VAT) per individual or £50.00 (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 £150 (incl. vat).



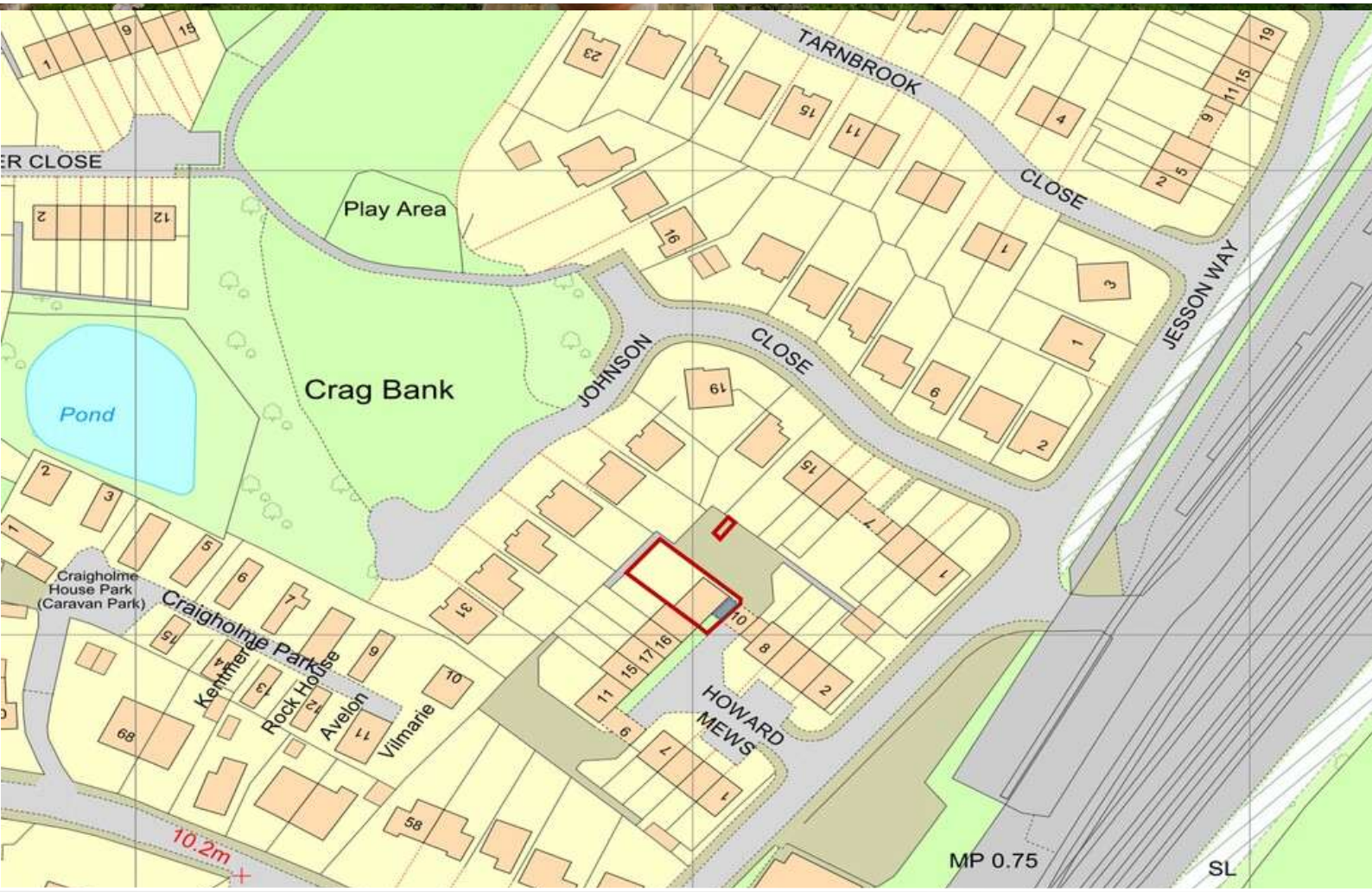
Bedroom One



Garden



Garden



Ordnance Survey 00887312

Request a Viewing Online or Call 01524 737727

Meet the Team

Laura Hizzard
Branch Manager & Property Valuer
Tel: 01524 737727
Mobile: 07464 545687
laurahizzard@hackney-leigh.co.uk



Kirsty Roberts
Sales Negotiator
Tel: 01524 737727
carnforthsales@hackney-leigh.co.uk



Beth Woods
Sales Negotiator
Tel: 01524 737727
carnforthsales@hackney-leigh.co.uk



Viewings available 7 days a week including evenings with our dedicated viewing team
Call 01524 737727 or request online.



Need help with **conveyancing**? Call us on: 01539 792032

Can we save you money on your **mortgage**? Call us on: 01539 792033

Ground Floor



First Floor



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.

12 Howard Mews, Carnforth

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by https://checker.ofcom.org.uk/en-gb/broadband-coverage on 18/11/2026.

Request a Viewing Online or Call 01524 737727