



## Warton

£425,000

Briarscroft, Grange View, Warton, Carnforth, LA5 9HL

A rare opportunity to acquire a beautifully presented detached family home in the sought-after village of Warton. Offering four generous bedrooms and versatile living accommodation, this impressive property is perfectly suited to modern family living while retaining a warm and welcoming feel throughout.

### Quick Overview

- Detached Family Home
- Four Double Bedrooms
- Contemporary En-Suite in Principle Bedroom
- Open Plan Living Spaces
- Fully Renovated Throughout
- Easy to Maintain Garden
- Sought After Village Location
- Excellent Transport Links
- Off Road Parking
- Superfast Broadband Available



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Ultrafast  
Broadband



Off Road  
Parking

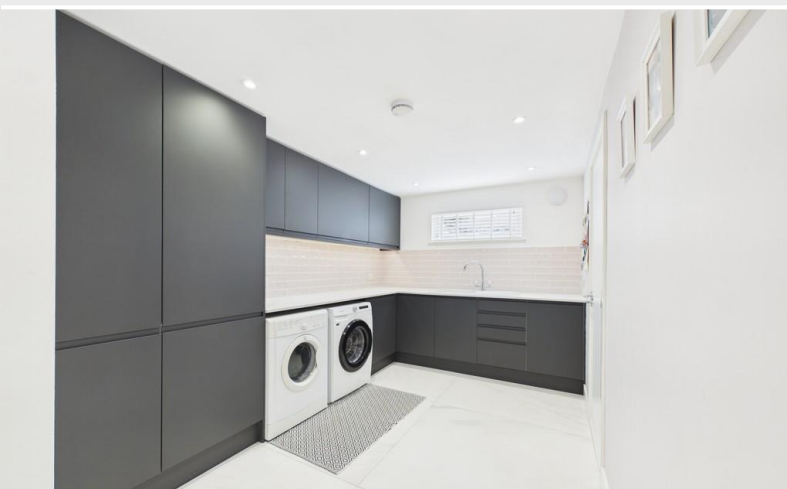
Property Reference: C2633



Entrance Hall



Living Room



Utility



Kitchen/Diner

The charming village of Warton is known for its strong community feel and attractive surroundings. Ideally located close to Carnforth and within easy reach of Lancaster, it offers a peaceful semi-rural lifestyle while remaining well connected for everyday amenities and commuting. Residents also benefit from nearby countryside walks and the stunning scenery of the Arnsdale and Silverdale National Landscape.

Upon entering the property, you are welcomed by a spacious and inviting entrance hall that immediately sets the tone for the rest of the home. To the right, the cosy yet stylish living room provides the perfect space to relax and unwind, featuring attractive panelled walls and integrated shelving that add both character and practicality. Adjacent to the living room is a well-appointed utility room, fitted with wall and base units, complementary worktops and a sink with drainer. There is also space for a washing machine and tumble dryer, along with a conveniently located downstairs WC.

To the left of the entrance hall lies the true heart of the home: an impressive open-plan kitchen and living space designed with both family life and entertaining in mind. The kitchen is fitted with an extensive range of modern wall and base units, complemented by stylish worktops and a sink with drainer. A central island enhances both functionality and design, finished in a contrasting colour and incorporating additional storage, an induction hob with extraction and a breakfast bar for casual dining. Integrated appliances include a fridge, freezer, dual ovens a dishwasher and a hot tap. The open-plan layout provides ample room for a dining table and relaxed seating area, creating a sociable and versatile space. Feature wood panelling adds warmth and character, while bifolding doors flood the room with natural light and open directly onto the rear garden.

The first floor continues to impress with four well-proportioned double bedrooms, making this an ideal home for growing families. The principal bedroom enjoys a front aspect window, a walk-in wardrobe and a stylish ensuite comprising a shower enclosure, WC and wash basin with vanity unit. Three further double bedrooms provide flexible accommodation for family members, guests or a home office. The family bathroom is fitted with a corner bath, separate shower enclosure, WC and vanity wash basin, complemented by a contemporary chrome ladder radiator.

Externally, the property benefits from ample off-road parking to the front, providing space for multiple vehicles. To the rear, a beautifully landscaped two-tier garden offers a fantastic outdoor setting. A paved patio area provides the perfect space for outdoor dining and entertaining, while the lawned section beyond creates a safe and enjoyable area for children and pets to play. A garage adds to the convenience of this property.

Accommodation (with approximate dimensions)



Kitchen



Living/Dining Area



Living/Dining Area



Bedroom Two



Bedroom Three



Bedroom Four

**Entrance Hall** 6' 2" x 19' 10" (1.88m x 6.05m)

**Living Room** 13' 5" x 11' 10" (4.09m x 3.61m)

**Utility** 9' 2" x 19' (2.79m x 5.79m)

**Downstairs WC** 6' 3" x 4' 3" (1.91m x 1.3m)

**Kitchen** 23' x 11' 10" (7.01m x 3.61m)

**Living/Dining Area** 23' x 10' 6" (7.01m x 3.2m)

**First Floor Landing** 18' 8" x 3' 2" (5.69m x 0.97m)

**Bedroom One** 13' 9" x 11' 10" (4.19m x 3.61m)

**En-Suite** 5' 7" x 8' (1.7m x 2.44m)

**Dressing Room** 6' x 8' 9" (1.83m x 2.67m)

**Bedroom Two** 9' 10" x 12' 10" (3m x 3.91m)

**Bedroom Three** 9' 10" x 12' 6" (3m x 3.81m)

**Bedroom Four** 9' 2" x 11' 2" (2.79m x 3.4m)

**Family Bathroom** 7' 5" x 9' (2.26m x 2.74m)

**Garage** 13' 5" x 6' 11" (4.09m x 2.11m)

#### Property Information

**Tenure** Freehold (Vacant possession upon completion).

**Services** Mains gas, water and electricity.

**Council Tax** Band D - Lancaster City Council.

**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 Carnforth Office, turn left onto Warton Road and continue straight, under the railway bridge toward Millhead. Once you go over the small Canal bridge, take the fourth right onto Grange View, Briarscroft is the third one on the left.

**What3Words** ///hogs.darling.relegate

**Viewings** Strictly by appointment with Hackney & Leigh.



Bedroom One



En-Suite



Garden



Garden

Request a Viewing Online or Call 01524 737727

# Carnforth Sales Team

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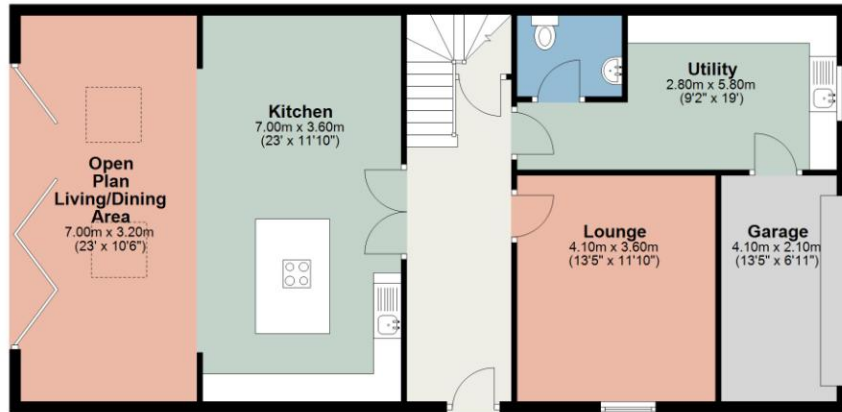


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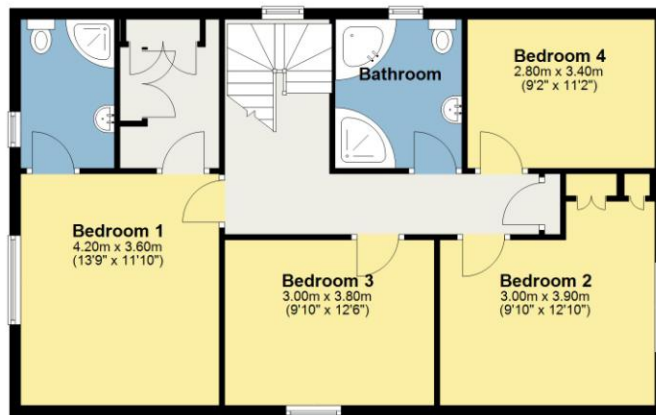
### Basement

Approx. 104.0 sq. metres (1119.8 sq. feet)



### First Floor

Approx. 81.0 sq. metres (872.1 sq. feet)



Total area: approx. 185.1 sq. metres (1991.9 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.

**Briarscroft, Millhead**

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