



Warton

£375,000

2 Hemplands, Main Street, Warton, Carnforth, LA5 9PJ

This delightful three bedroom home is nestled within the tranquil village of Warton, offering a charming blend of character, comfort and countryside living. Boasting a wealth of character features and a spacious, mature garden, the property is surrounded by picturesque countryside walks and a warm, welcoming community. Combining the peace and charm of village life with the beauty of its rural surroundings, this is a wonderful opportunity not to be missed.

Quick Overview

- Three Bedroom Home
- Spacious Gardens
- Three Outbuildings
- Desirable Village Location
- Array Of Walks On The Doorstep
- Close To Bus, Rail and M6 Transport Links
- Well Regarded Schools Nearby
- Easy Reach Of Amenities
- Offered With No Upper Chain
- Ultrafast Broadband Available*



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Ultrafast
Broadband



Off Road Parking
Subject to Access

Property Reference: C2703



Kitchen



Dining Room



Living Room



Snug

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The tranquil village of Warton is ideally situated close to the stunning Warton Crag Nature Reserve, with an abundance of scenic countryside walks right on the doorstep. The village enjoys a vibrant and welcoming community, with a variety of local activities, clubs and groups to get involved in. Everyday amenities include two popular public houses, a local brewery, garage, two churches, a village hall and a church hall, and also a well-regarded primary school.

For commuters, a bus route links the nearby market town of Carnforth and provides excellent transport links alongside a comprehensive range of amenities. These include independent shops and supermarkets, primary and secondary schools, doctors' and dental surgeries, and a convenient West Coast Main Line railway station. The M6 motorway is also easily accessible within just a few minutes, providing excellent connections to the wider region.

Upon entering the property via the porch, you are led into the entrance hall providing access to the main living accommodation. The kitchen is fitted with a range of wall and base units with complementing worktop and tiled splashback. A useful utility room provides additional practicality, with power and lighting. The utility room contains a washing machine and tumble dryer and these are included in the sale. There is also space for further white goods. The cosy snug features a characterful fireplace and offers a versatile additional reception room. For growing families, this space could also lend itself to use as a fourth bedroom, subject to any necessary requirements.

The generously proportioned dining room flows naturally through to the main living room, creating an ideal space for family life and entertaining. The living room boasts a striking inglenook fireplace, exposed stone walls. Exposed beams run through these rooms, adding a wealth of character and charm. Patio doors open directly onto the garden, allowing plenty of natural light into the room and providing a seamless connection with the outside space.

Heading up the stairs with feature windows you will find three bedrooms. Bedroom one is a spacious double room with ample built-in storage and exposed beams, adding to its character. Bedroom two is another comfortable double bedroom with built-in storage and the added benefit of an en-suite shower room. Bedroom three is a single bedroom with built-in wardrobes, making it an ideal child's bedroom, guest room or home office. The family bathroom is well equipped with a corner bath, separate shower cubicle, WC and wash hand basin, together with useful storage.

Externally, the property offers a combination of stone-chipped areas, patio and lawn. The mature garden is well established, featuring a variety of plants, shrubs and attractive borders, together



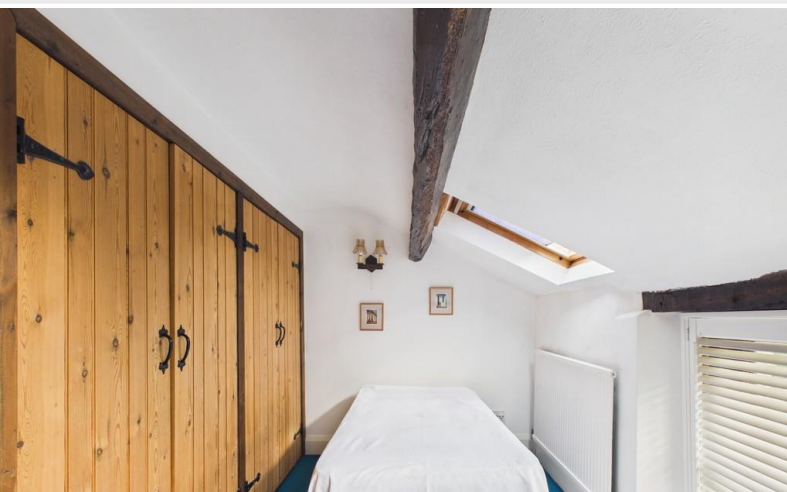
Living Room



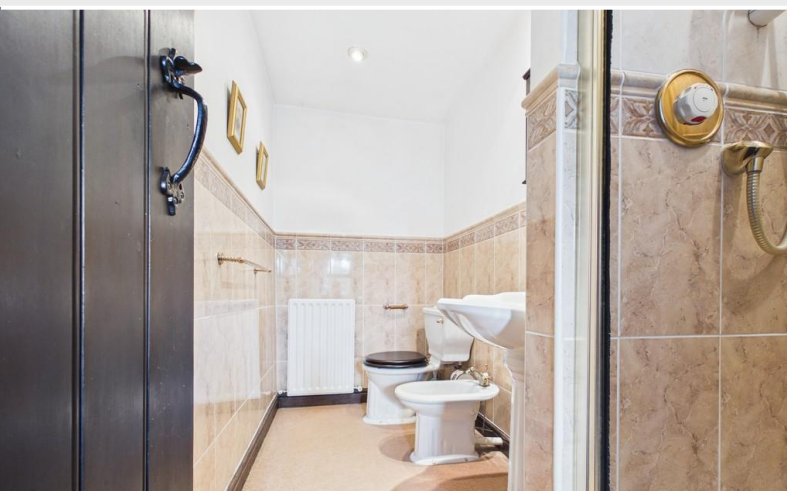
Bedroom One



Bedroom Two



Bedroom Three



Shower Room



Bathroom

with a pond creating a pleasant outdoor setting. Gated off-road parking is available, but access is extremely narrow and suitable only for very small or narrow cars. Larger or standard-width vehicles should use the on-street parking available along Main Street.

The stone built outbuildings include a spacious garage with wc and basin, an outhouse, and a useful workshop/store room with an attached potting shed, having power and lighting this workshop could offer excellent versatility and could potentially be utilised as a home office, hobby room or additional storage space.

The property would benefit from some updating and modernisation, but offers excellent potential to create a wonderful family home, retaining many charming character features while providing generous and versatile accommodation both inside and out.

Accommodation with approximate dimensions

Living Room 16' 1" x 14' 4" (4.9m x 4.37m)

Dining Room 11' 4" x 13' 8" (3.45m x 4.17m)

Kitchen 8' 9" x 9' 9" (2.67m x 2.97m)

Snug 9' 8" x 12' 5" (2.95m x 3.78m)

Utility Room 5' 11" x 9' 3" (1.8m x 2.82m)

Bedroom One 16' 3" x 13' 1" (4.95m x 3.99m)

Bedroom Two 9' 4" x 14' 1" (2.84m x 4.29m)

Bedroom Three 6' 8" x 14' 3" (2.03m x 4.34m)

Bathroom 9' 3" x 9' 6" (2.82m x 2.9m)

Shower Room 9' 2" x 4' 7" (2.79m x 1.4m)

Garage 19' 10" x 19' 3" (6.05m x 5.87m)

Workshop/Store 12' 10" x 13' 3" (3.91m x 4.04m)

Outhouse 9' 10" x 6' 7" (3m x 2.01m)

Property Information

Tenure Freehold (Vacant possession upon completion).

Council Tax Lancaster City Council - Band E.

Services Mains gas, water and electricity.

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 office in Carnforth, turn left and follow the road out towards Warton. Proceed through Millhead and continue along this road, continue onto the Main Street in Warton. Passing the play park, The Malt Shovel and The George Washington public houses. The property is a little further up on the right hand side, and can be accessed between numbers 148 and 150 Main Street.

What3Words ///splits.eyelashes.trapdoor

Viewings Strictly by appointment with Hackney & Leigh Carnforth Office.



Garden



Garden



Garden



Ordnance Survey 01212737

Request a Viewing Online or Call 01524 737727

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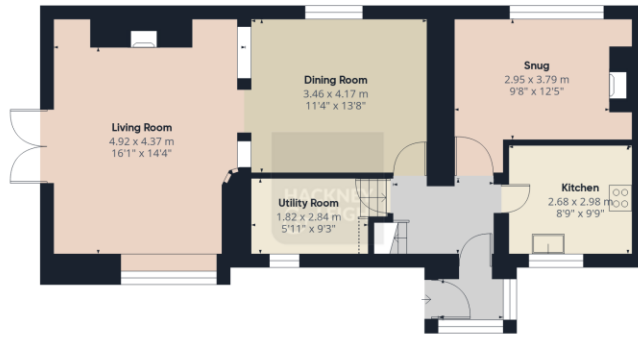


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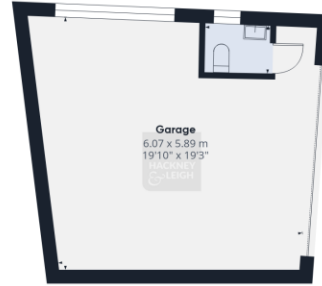
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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 0 Building 3

Floor 0 Building 4

Approximate total area⁽¹⁾
 198 m²
 2131 ft²

Reduced headroom
 1.7 m²
 18 ft²

(1) Excluding balconies and terraces

Reduced headroom
 Below 1.5 m/5 ft

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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