



Warton

£400,000

Willow Cottage, Chapel Walk, Warton, Carnforth, LA5 9QH

Beautifully presented and thoughtfully designed, this impressive upside-down barn enjoys a peaceful village location and offers a wonderful combination of character, space and modern living. With three well-proportioned bedrooms, spacious and versatile living accommodation, and the added benefit of a garage, this charming property is ideally suited to a range of buyers and could be the perfect place for you to call home.

Quick Overview

- Semi Detached Barn
- Upside Down Living
- Beautifully Presented Throughout
- Patio Garden
- Garage And Off Street Parking
- Easy Reach Of Amenities
- Scenic Walks On The Doorstep
- Sought After Village Location
- Well Regarded Schools Nearby
- Superfast Broadband Available*



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Superfast
Broadband



Off Street
Parking

Property Reference: C2722



Entrance Hall



Utility



Bedroom One



En-Suite

The tranquil village of Warton enjoys an idyllic setting close to Warton Crag Nature Reserve, offering scenic walks and outdoor pursuits on the doorstep. The village has a strong community spirit, with a range of local groups and activities, alongside two popular pubs, a local brewery, and well-regarded pre-school and primary school facilities.

Nearby Carnforth provides a wider range of amenities, including shops, supermarkets, schools, healthcare facilities and a West Coast Main Line railway station. The M6 motorway is also easily accessible, offering excellent links further afield.

Entering the property, you are greeted by a welcoming hallway, which leads to the well-appointed bedroom accommodation on this lower level. The property has been thoughtfully designed in an attractive "upside-down house" layout, with the bedrooms positioned downstairs and the main living accommodation located above, making the most of the surrounding views and natural light.

To the ground floor, Bedroom One is a generously proportioned double bedroom featuring dual-aspect windows, allowing plenty of natural light into the room. The bedroom benefits from useful built-in furniture, including a fitted wardrobe and drawers, providing excellent storage. There is also the added convenience of a modern en-suite shower room, comprising a walk-in shower, WC and pedestal wash hand basin. Bedroom Two is another well-presented bedroom with built-in wardrobe and shelving, providing practical storage. Patio doors open directly onto the patio garden, creating a lovely connection with the outside space and offering the potential for easy access to the garden. Bedroom Three is a versatile single bedroom which would also make an ideal home office, study or occasional guest room, depending on the needs of the new owner. This flexible space could easily be adapted to suit a variety of lifestyles. At the end of the hall is a useful utility room housing the boiler and is equipped with a sink and plumbed for a washing machine. Beyond this is the main bathroom, which comprises a bath with shower over, WC and wash basin.

Heading upstairs, the home opens beautifully into a series of light-filled living spaces, designed with modern family life and entertaining in mind.

The kitchen is a particular highlight, bright, stylish and thoughtfully planned, with an excellent range of fitted storage and integrated appliances, including a dishwasher, fridge freezer and tower oven. Complementary worktops sit alongside attractive splashback tiling, while the central island creates a wonderful focal point to the room. With the hob positioned on the island and a contemporary extractor hood above, this is a space that feels both practical and sociable, making cooking and entertaining a pleasure.

From the kitchen, the accommodation flows naturally through to the dining area, creating a wonderfully open and connected space. French doors draw in plenty of natural light and provide an inviting connection to the outside, while a Juliet balcony adds another charming feature and allows the space to feel bright, airy and open.



Bedroom Two



Bedroom Three



Kitchen



Dining Area



Living/Dining Area



Office

Continuing through into the living room, the sense of warmth and comfort is immediately apparent. A beautiful focal-point stove provides a cosy atmosphere on cooler evenings, creating the perfect setting for relaxing with family or entertaining friends.

Tucked neatly into the corner of the living room is a dedicated study room, complete with useful storage cupboard. This versatile space makes an ideal home office, providing a quiet and practical spot for working from home, studying or managing everyday life, without compromising the generous feel of the main living accommodation.

Externally, the property continues to impress with a quaint, enclosed patio, thoughtfully finished with decorative slate chippings. There is space for outdoor furniture and an array of potted plants, creating a charming and low-maintenance spot to sit and enjoy a morning coffee, dine al fresco or unwind during the warmer months.

Practicality is also well catered for, with off-street parking providing valuable convenience, together with a generous double-sized garage offering excellent storage and secure parking. The garage provides plenty of flexibility for vehicles, hobbies, equipment or additional household storage.

Accommodation with approximate dimensions

Bedroom One 11' 1" x 16' 1" (3.38m x 4.9m)

Bedroom One En-Suite 7' 5" x 3' 5" (2.26m x 1.04m)

Bedroom Two 11' 5" x 12' 5" (3.48m x 3.78m)

Bedroom Three 8' 3" x 6' 9" (2.51m x 2.06m)

Utility Room 4' 7" x 6' 3" (1.4m x 1.91m)

Bathroom 5' 11" x 6' 3" (1.8m x 1.91m)

Kitchen 11' 3" x 11' 11" (3.43m x 3.63m)

Living Room 11' 3" x 19' 9" (3.43m x 6.02m)

Dining Room 11' 8" x 10' 11" (3.56m x 3.33m)

Study 6' 5" x 6' 7" (1.96m x 2.01m)

Garage 18' 3" x 16' 5" (5.56m x 5m)

Property Information

Council Tax Lancaster City Council - Band D.

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.

Directions From the Hackney & Leigh Carnforth office, turn left and follow the road out to Warton. Proceed through the Main Street of Warton, proceed through the village and take a right turn onto Borwick Lane and your first left onto Chapel Walk, where the property is located on your left hand side.

Viewings Strictly by appointment with Hackney & Leigh Carnforth Office.

What3words ///included.nosedive.spices



Kitchen



Living/Dining Area



Garage



Patio

Meet the Team

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

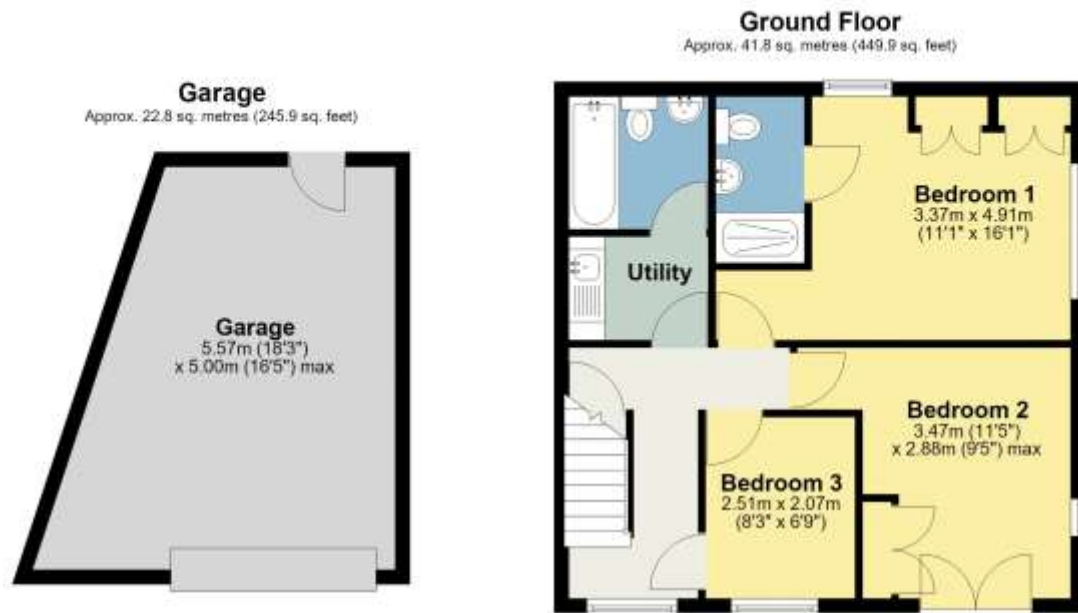


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Total area: approx. 118.4 sq. metres (1274.8 sq. feet)

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.

Willow Cottage, Chapel Walk, Warton, Carnforth

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