



The Cedars





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184 Main Street, Warton, Carnforth, LA5 9PT

A rare opportunity has arisen to acquire one of the area's most impressive family homes. The Cedars is an exceptional detached period residence offering elegant accommodation of considerable proportions, complemented by a beautifully appointed detached coach house, all set within approximately 0.9 acres of exquisitely landscaped gardens.

Occupying a prestigious village location behind electrically operated security gates, this magnificent home enjoys complete privacy whilst combining the grandeur and character of a traditional residence with the comfort and convenience of modern family living. Lovingly maintained and presented to an exacting standard,

The Cedars retains a wealth of original architectural features including high ceilings, decorative cornicing, deep skirting boards and period joinery, seamlessly blended with luxury contemporary fixtures and fittings.

Quick Overview

Five Bedroom Detached Period Home
Separate Detached Coach House Providing Ancillary or Investment
Large Entertaining Spaces
Generous and Versatile Living Accommodation
Gated Private Driveway and Detached Double Garage
Original Character Features
Beautifully Presented
Set in Approximately 0.9 Acres of Landscaped Gardens
Local Amenities and Transportation Links Nearby
Ultrafast broadband speed*







Location

The Cedars enjoys an enviable position within the highly desirable village of Warton, perfectly placed for both countryside pursuits and everyday convenience.

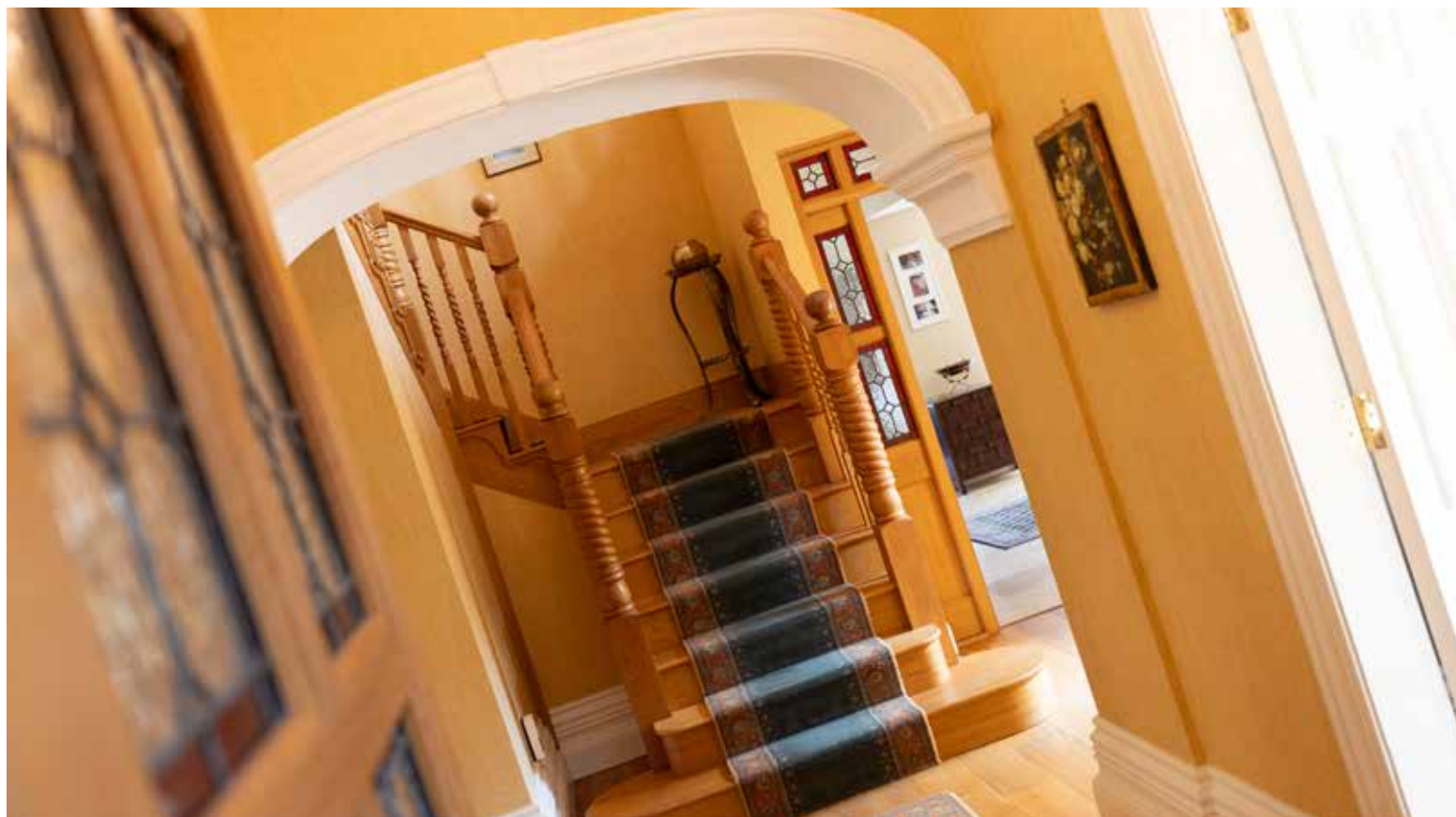
The renowned RSPB Leighton Moss Nature Reserve, Warton Crag and the popular Old School Brewery are all within approximately 1.5 miles, whilst Aldi is approximately 1.2 miles away and Pine Lake Shop around 0.7 miles. The nearby market town of Carnforth, approximately two miles distant, provides an excellent range of shops, supermarkets, schools, cafés and restaurants together with rail links and convenient access to the M6 motorway.



Welcome

From the moment you enter through the gates and proceed along the sweeping driveway, there is an immediate sense of arrival and anticipation. The impressive façade hints at the exceptional accommodation that awaits within.

Stepping inside, a magnificent reception hall creates a stunning first impression. With its elegant oak staircase rising to a galleried first-floor landing, intricate ceiling mouldings, decorative alcoves and impressive ceiling heights, the hallway perfectly reflects the grandeur synonymous with homes of this calibre.









Relax & Unwind

The principal living room is undoubtedly one of the property's finest features. Bathed in natural light from dual-aspect bay windows, this magnificent room showcases beautifully detailed cornicing, decorative ceiling mouldings and generous proportions, creating an elegant yet welcoming space for both relaxing and entertaining.

Located directly off the living room is a superb home office, thoughtfully fitted with bespoke desks and shelving, providing the ideal environment for those working from home or requiring a quiet study.



Wine & Dine

Across the hallway, the formal dining room offers an elegant setting for family celebrations and dinner parties, retaining all the character and charm expected of a home of this distinction.

To the rear of the property lies the true heart of the home-an outstanding open-plan kitchen, dining and family room designed with modern family living in mind.

The bespoke kitchen is fitted with an extensive range of quality wall and base units complemented by polished granite work surfaces and attractive tiled splashbacks. A traditional Aga range cooker is accompanied by an additional built-in oven and separate four-ring gas hob, creating a kitchen perfectly equipped for keen cooks and enthusiastic entertainers alike.

A substantial central island naturally defines the space before flowing into the generous dining area, where French doors open directly onto the rear terrace and gardens beyond. The adjoining family seating area creates an exceptional open-plan living space where family and friends can gather throughout the year.

Leading directly from the kitchen is the delightful garden room, a peaceful retreat offering panoramic views across the beautifully maintained gardens and providing the perfect place to relax and unwind.

Practicality has not been overlooked, with a generous utility room, ground floor cloakroom with WC and access to the cellar, providing excellent additional storage.









Bedrooms Galore

The impressive accommodation continues to the first floor where a spacious galleried landing gives access to five beautifully proportioned bedrooms.

The magnificent principal suite enjoys views over the gardens and benefits from a luxurious five-piece en-suite bathroom, creating an indulgent private sanctuary.

A second guest suite features its own dressing room together with a stylish en-suite shower room, whilst the remaining bedrooms are served by an exceptionally appointed six-piece family bathroom finished to an equally high standard.



The Coach House

A particularly valuable addition to the estate is the detached Coach House, providing beautifully presented and highly versatile self-contained accommodation.

Ideal for extended family, dependent relatives, guests, holiday accommodation or even those seeking an additional income opportunity, the Coach House comprises an entrance hallway, shower room, utility area and a superb open-plan kitchen and living area fitted with a comprehensive range of modern units and integrated appliances. A generous ground-floor double bedroom completes the accommodation on this level.

To the first floor is a further spacious double bedroom with its own en-suite shower room, providing comfortable and private accommodation throughout.









Gardens & Grounds

The Cedars occupies grounds extending to approximately 0.9 acres, with beautifully manicured lawns, mature trees, established shrub borders and thoughtfully landscaped planting creating an exceptional outdoor environment.

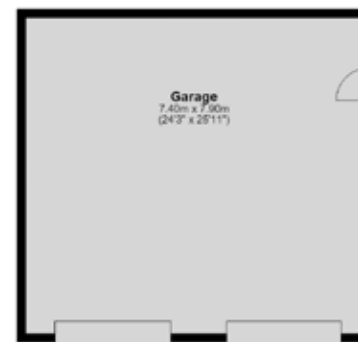
Extensive paved terraces provide the perfect setting for outdoor dining and entertaining whilst enjoying the privacy afforded by the mature surroundings.

The sweeping driveway provides parking for numerous vehicles and leads to the detached double garage with twin up-and-over doors.



Floorplan

The Cedars, 184 Main Street, Warton, Carnforth, LA5 9PT



The Main House



The Coach House

Ground Floor
Approx. 75.7 sq. metres (815.2 sq. feet)



First Floor

Approx. 21.2 sq. metres (228.1 sq. feet)



Important Information

Parking:

Double Garage, Off-Road Parking

Tenure:

Freehold (Vacant possession upon completion).

Council Tax Band:

Lancaster City Council - Band G.

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.

What3Words:

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Directions:

From the Hackney & Leigh Office follow the road out of Carnforth towards Warton. On entering the village travel along Main Street, keep going through the village passing turning to Borwick Lane, shortly after this, the property will be on your right and is set back and accessed via a gated entrance.

Broadband Speeds:

Ultrafast broadband speed*

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).



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 22/07/2026.

Viewings

Strictly by appointment with Hackney & Leigh.

To view contact our Carnforth office:

Call us on 01524 737727

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