



WATERHOUSE
ESTATE AGENTS
Local, Professional Property Services

30 Gardner Road - Warton





Features

- A wonderful, extended three bedroom home
- The first floor offers a double bedroom with versatile dressing area and en-suite bathroom
- Fantastic, far reaching views over countryside beyond the garden
- A large driveway with superb double garage to utilise
- Social and open plan living areas

A well-presented semi-detached home set in a peaceful, picturesque location with far-reaching views over open fields owned by the RSPB to the rear and towards Warton Crag at the front. Inside, the property offers bright, thoughtfully designed living spaces including a light-filled kitchen with breakfast bar, open access to the vaulted-ceiling living room, and a flexible dining room with garden access. There are three double bedrooms, including a superb first-floor suite with dressing area and en-suite bathroom, complemented by a sleek family bathroom.

Outside, the home is framed by a well-kept front garden and benefits from a generous driveway leading to a detached double garage. The rear garden is a standout feature, with a patio, raised fish pond and lawned area, all backing on to open RSPB countryside with wonderful, far-reaching views. A fantastic home offering space, versatility and an idyllic setting, with a lovely walk through the nearby fields towards Millhead and a handy shortcut to a local park. The village of Warton has an active community for all ages. There is a primary

school rated GOOD by Ofsted, two pubs and various social and sporting groups. The village also benefits from two churches and even a popular local brewery. The M6 motorway can be reached in under ten minutes, there are regular bus services and the famous Carnforth train station is less than 5 minutes' drive away. Carnforth offers a variety of amenities including; 3 supermarkets, doctors surgery, pharmacy, several pubs, a variety of coffee shops and takeaways, 2 primary schools rated 'Good' by OFSTED and a secondary school.



GROUND FLOOR

Entrance hallway - A welcoming hallway featuring a full-height built-in cupboard at one end, ideal for keeping coats and shoes neatly tucked away and out of sight.

Living room - A wonderful addition to the home, positioned just off the kitchen and enhanced by a vaulted ceiling that creates an airy sense of space. Large windows flood the room with natural light, while French doors open directly onto the garden, framing the beautiful countryside on the doorstep. Spacious yet cosy, it's a delightful room to relax in throughout the year.

Kitchen - A bright, well-appointed kitchen enjoying lovely views over the front garden. The space is filled with natural light and features sleek white gloss base and wall units paired with wood-effect worksurfaces, which extend into a peninsula incorporating a useful breakfast bar. There is an excellent range of storage, and integrated appliances include an oven and grill, gas hob with extractor, dishwasher and fridge. The kitchen opens through to the living room, with internal French doors that lead through to the dining room, creating a sociable and connected layout.

Dining room - This flexible dining room can be opened up to the kitchen for a sociable, flowing space or closed off for more intimate meals. It enjoys pleasant views over the rear garden, with French doors leading directly outside. There is ample room to accommodate a dining table for up to eight people, making it ideal for both everyday use and entertaining.

Bathroom - A sleek four-piece bathroom featuring a separate mains-fed shower cubicle, a bath, WC and hand basin. The large window fills the room with natural light, while the tiled walls are finished with a subtle nautical-blue accent for a fresh, calming feel.



Bedroom 1 - A generously sized double bedroom filled with natural light and enjoying attractive front and side-facing views.

Bedroom 2 - A front-facing double bedroom featuring clever fitted storage that makes excellent use of the under-stairs space.

FIRST FLOOR

Landing - A bright landing featuring a striking light tunnel in the ceiling, along with a deep built-in storage cupboard for added practicality.

Bedroom 3 - A superb double bedroom suite occupying the majority of the first floor, with the main sleeping area thoughtfully arranged to maximise the space. It extends into a dedicated dressing area complete with built-in storage, while Velux windows draw in plenty of natural light, creating a bright and inviting retreat.

En-suite - A well-appointed en-suite bathroom featuring a bath, WC and hand basin, complemented by a heated towel rail and mosaic-tiled splashbacks. A Velux window allows natural light to pour in, creating a bright and inviting space to spend time and relax.



Garage - A superb detached double garage offering excellent versatility, complete with hot and cold water plumbing, a sink, and space for a washing machine. It benefits from its own consumer unit, ample electrical sockets, and a double electric roller door to the front. Additional storage is available in the rafters, accessed via a fitted loft ladder, making this an exceptionally practical and adaptable space.

Externally

A beautifully maintained front garden frames the home and creates an inviting first impression, with a neat lawn, a paved path leading to the front door and a low front wall. Thoughtfully planted borders provide colour and interest throughout the year, complemented by lovely views towards Warton Crag. Metal gates open onto a generous driveway able to accommodate several vehicles, leading down to the detached double garage. A wooden gate then opens to reveal the fabulous rear garden, which borders open fields beyond. Directly outside the house is a patio area and a raised fish pond at the garden's edge, with a main lawn to enjoy and a gravelled section leading to a useful storage shed. The outlook from here is wonderful and far-reaching, offering a peaceful and picturesque setting.

Useful Information

House built - 1967.

Tenure - Freehold.

Council tax band - B (Lancaster City Council).

Heating - Gas central heating.

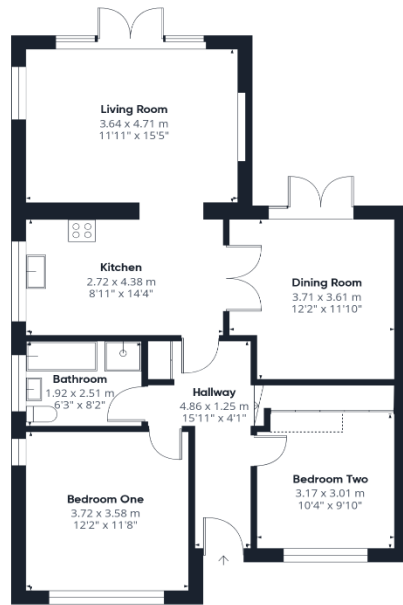
Drainage - Mains.

What3Words location - [///square.sourced.glow](https://www.what3words.com/square/sourced.glow).

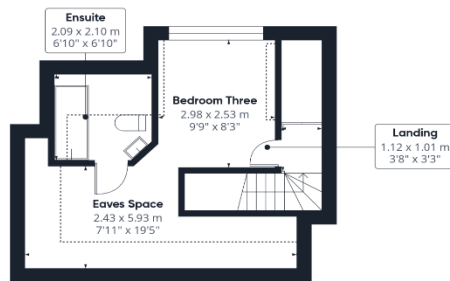




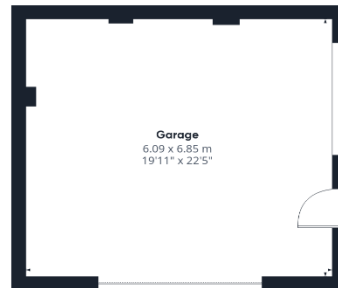
30 Gardner Road - Warton



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

148.2 m²
1595 ft²

Reduced headroom

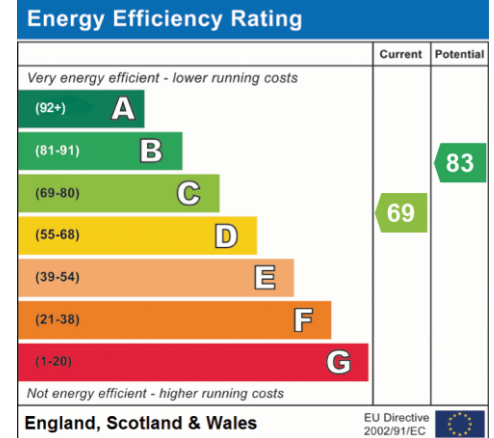
9.5 m²
102 ft²

(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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