



Warton

£200,000

2 Marsh View Cottages , Crag Foot, Warton, Carnforth, LA5 9RZ

What an outstanding opportunity this could be. With three bedrooms and two reception rooms this property has plenty of scope to make it your own. Located on the edge of Warton Crag with views over the Nature Reserve and out towards Morecambe Bay, these opportunities don't come along too often and with renovation and modernisation needed throughout the property this could truly become your next dream home.

Quick Overview

- Mid Terraced Cottage
- Three Bedrooms
- Garage And Parking To The Rear
- Spacious Divorced Garden
- Far Reaching Views
- Ideal Investment Opportunity
- Renovation Project
- Sought After Location
- New Roof In 2026
- Ultrafast Broadband Available*



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Ultrafast
Broadband



Garage
To The Rear

Property Reference: C2658



Living Room



Kitchen



Bedroom One



Bedroom Two

The tranquil village of Warton is ideally positioned just moments from the Warton Crag Nature Reserve, offering an abundance of scenic walks right on the doorstep. The village has a vibrant community, with ample local activities and groups. It also boasts two popular public houses, a local brewery, and a well-regarded pre-school and primary school.

Excellent commuter links are provided by the nearby market town of Carnforth, which offers a wide range of amenities including local shops, supermarkets, primary and secondary school, doctors and dental surgeries, a convenient West Coast mainline railway station, and swift road access to the M6 motorway within minutes.

Heading into 2 Marsh View Cottages and enter the quaint living room, featuring a charming open fireplace as its focal point. From here, the layout flows into the dining room, positioned at the front of the property and to the rear, you'll find the kitchen and bathroom, offering practical convenience. Upstairs, the property comprises three bedrooms, two are good sized double rooms and the third is a versatile single, ideal as a nursery or home office.

Externally, the front of the property benefits from a quaint walled frontage, while to the rear lies a generously sized divorced garden leading up Warton Crag. This outdoor space is rich with a variety of trees, plants, and mature shrubs, a perfect space for green fingered enthusiasts, it offers ample opportunity to create seating areas that make the most of the stunning views across Leighton Moss Nature Reserve and out towards the coast. A garage and off-road parking are conveniently located at the top of the garden which is accessed via Crag Road.

This property presents an exciting opportunity for those with a vision for transformation. In need of updating and upgrading, it offers immense potential to be reimagined into a truly wonderful home, perfect for buyers looking to create something special.

Accommodation with approximate dimensions

Living Room 12' 10" x 11' 3" (3.91m x 3.43m)

Dining Room 9' 10" x 6' 1" (3m x 1.85m)

Kitchen 11' 7" x 6' 4" (3.53m x 1.93m)

Bedroom One 11' 0" x 10' 6" (3.35m x 3.2m)

Bedroom Two 12' 7" x 9' 8" (3.84m x 2.95m)

Bedroom Three 8' 2" x 6' 9" (2.49m x 2.06m)

Garage 19' 1" x 11' 9" (5.82m x 3.58m)

Property Information

Tenure Freehold (Vacant possession upon completion).

Council Tax Lancaster City Council - Band B.

Services Mains water and electricity with private drainage (septic tank). Please note that due to updated regulations for septic tanks and private drainage facilities, interested parties may wish to seek independent advice on the installation. We can recommend several local firms who may be able to assist.

Energy Performance Certificate The full Energy Performance Certificate is available on our website and also at any of our offices.

Directions Heading from the Hackney & Leigh Carnforth Office head on Warton Road leading onto Mill Lane. As you get to the end of Mill Lane take a left on to Sands Lane and keep on this road following Warton Crag for around 2 miles and the property can be found on the right hand side of the road and located by our For Sale sign.

What3Words ///various.finishes.campfires

Viewings Strictly by appointment with Hackney & Leigh Carnforth Office.

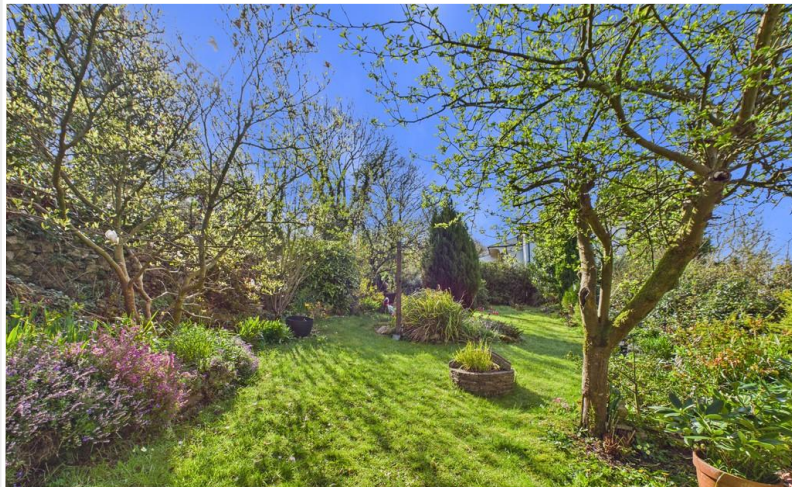
Anti Money Laundering Regulations Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (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 £120 (incl. vat).



Garage



Rear Garden



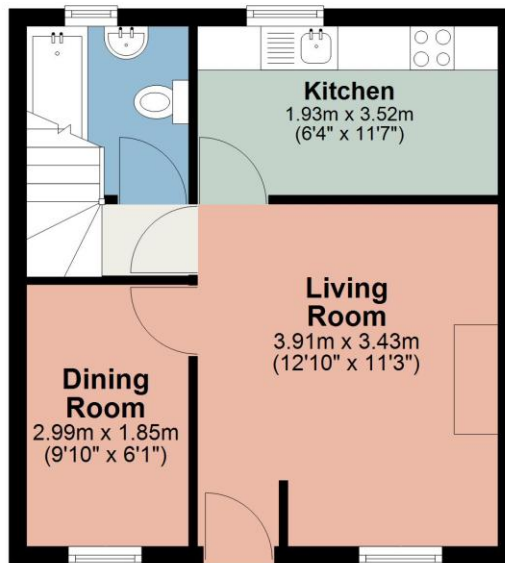
Rear Garden



Rear Garden Views

Ground Floor

Approx. 32.3 sq. metres (347.5 sq. feet)



First Floor

Approx. 55.6 sq. metres (598.6 sq. feet)



Total area: approx. 87.9 sq. metres (946.1 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.

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