





Inside The Home

Entered via a wooden glazed door, a welcoming Entrance Hall awaits with stairs leading to the first floor and exposed wooden flooring. To the right, a Living Room can be found, providing a calm and cosy retreat after a busy day. With period coving and picture rail, a feature gas fire set in a decorative surround and exposed wooden flooring. The Dining Room is next along the hall, and provides a perfect back drop for family get togethers and social gatherings. It also provides an open outlook across the surrounding Lancashire Countryside, with incredible moorland views towards the Forest of Bowland and Clougha Pike. With ample storage areas, this leads to a small but perfectly formed Kitchen. With granite worktops, ample storage and integrated appliances which include a fridge freezer, a four ring hob with extractor and plumbing for a washing machine and dishwasher, with a wooden glazed door providing access to the rear.

To the first floor, two generous bedrooms can be found as well as a stylish four piece bathroom. Exceptional views cascade from all the rear rooms of this property towards the Forest of Bowland, Clougha Pike and the surrounding countryside. A loft room (with restricted head height) completes this property, providing an excellent occasional bedroom, ideal office space or simply a hobby room.

This wonderful home requires TLC in areas, with works needed such as new central heating boiler. The vendor had also noticed an area of damp on the inner wall in the living room, as well as cracking in the plaster on the first floor. They have been proactive in seeking a survey and found there to be a small area of rising damp, and the cracking has been found to be historic / due to water ingress, remedied by a new roof installed in 2020. For more information RE the survey, please do not hesitate to contact our sales team.

Let's Take A Closer Look At The Area

Located in Lancashire village of Warton, this impressive home has a fantastic village community. With highly regarded primary, a vibrant village hall, three public houses with local band nights as well as fantastic walks including the Warton Crag trail and RSPB Leighton Moss. Located a stone's throw

away from the market town of Carnforth, with three local supermarkets, doctors and dentists, as well as local restaurants and independent shops there is also access to the West Coast mainline railway via Carnforth Station which some may remember from the classic "Brief Encounter" movie, as well as excellent access to the M6 motorway.

Let's Step Outside

To the front of the property, a small courtyard can be found with a decorative metal gate and pathway leading to the front door. To the rear, a generous slate chipped courtyard can be found, providing the perfect place for alfresco dining or simply sitting out and enjoying the scenery. Proceeding through the metal decorative gate, a large open allotment style garden space can be found, with plots allocated to this and four adjacent properties. The property has pedestrian access from the courtyard via a shared grass lane to its garden located at the bottom right hand side. Permissive car access to the garden is via a gate located on Back Lane to a gravel area with a wooden shed, and parking for two cars.

With mature planted borders, there is huge potential to create a your own slice of paradise, with the added bonus of much sought-after off road parking.

Services

The property is fitted with a gas central heating (boiler currently not working properly), and has mains electric, mains water and mains drainage.

Tenure

The property is Freehold. Title number:

Council Tax

This home is Band C under Lancaster City Council.

Viewings

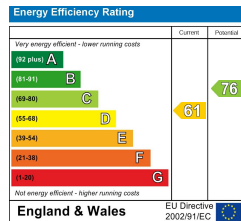
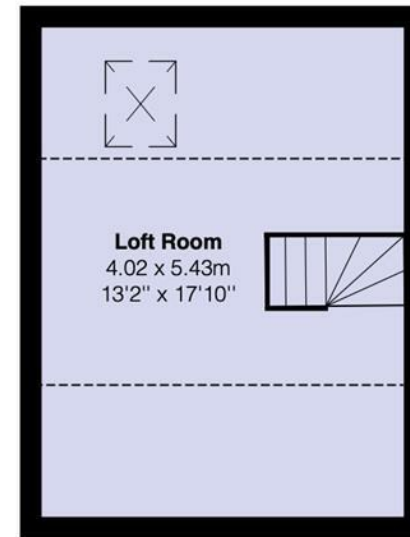
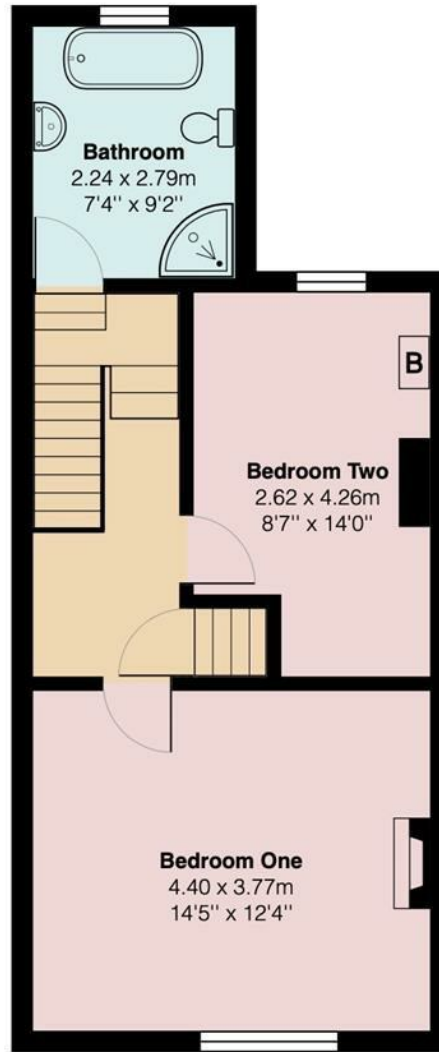
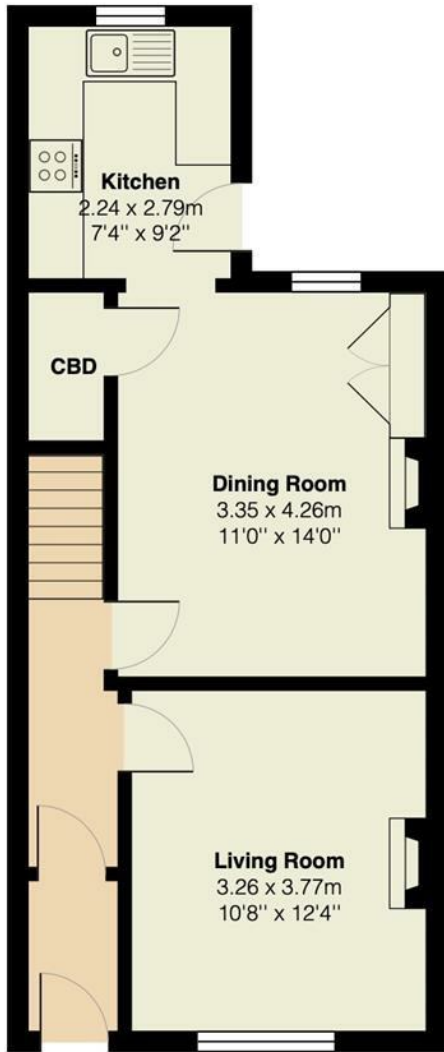
Strictly by appointment via Houseclub Estate Agency.

Energy Performance Certificate

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