





## Inside The Home

This beautifully presented home needs no introduction. Entered via a wooden glazed door, this leads into a welcoming Entrance Hall, with stairs leading to the first floor and easy to maintain tiled flooring. To the right, a generous open planing Living Dining Room can be found, with a large UPVC double glazed bay window showcasing rooftop views across the surrounding Lancashire countryside. Centred around a multi-fuel stove, this provides the back drop for cosy nights in, whilst the Dining Area provides ample space for a sizeable dining table, perfect for social gatherings and Sunday roasts with family. UPVC double glazed French doors give access to the rear garden, whilst the large windows help bathe this incredible room with ample natural light. Installed in 2019, a beautifully fitted kitchen can be found leading from the Dining area. Fitted with a range of wall and base units providing ample storage, this room benefits from a handy built in store cupboard located beneath the stairs. Fitted appliances include a four ring gas hob with extractor hood above, wall mounted electric oven and grill, as well as space for a fridge freezer and plumbing for a washing machine

To the first floor, three spacious bedrooms can be found, each providing an incredible outlook. With the two front bedrooms showcasing open rooftop views across the surrounding Lancashire countryside with distant views towards the Lune Valley and the rear bedroom showcasing views to Warton Crag and the historic Warton Church. Bedroom one located to the rear benefits from a full wall of bespoke fitted wardrobes installed in 2023 with bedroom two also benefitting from built in cupboards. A stylish three piece bathroom suite completes this home, and is fitted with WC, a wash hand basin and a bath with an electric shower over, perfect for a busy family.

This wonderfully versatile home is perfect for families, and those looking for a spacious, accessible home with copious amounts of style. Simply superb.

## 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 school, a vibrant village hall, sports clubs, 2 public houses and a craft brewery with local bands as well as

fantastic walks in the Warton Crag nature reserve 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, an allotment style vegetable patch can be found, with fruit as well as ornamental borders and established trees. Off road parking for two cars can also be found, with a driveway leading to a detached garage. To the rear, a laid to lawn garden can be found, with mature planted borders and trees, a decorative patio area perfect for alfresco dining and a handy wood store area. Perfect for green fingered enthusiasts, the greenhouse provides ample place to grow a variety of different plants and veggies. Sit back and enjoy all this beautiful home has to offer in a tranquil and peaceful setting, whilst be highly accessible to the surrounding paths and nature trails which lie close by.

## Services

The property is fitted with a gas central heating boiler installed in June 2025, with a 10 year parts and labour warranty and has mains electric, mains water and mains drainage.

## Tenure

The property is Freehold.

## Council Tax

This home is Band C under Lancaster City Council.

## Viewings

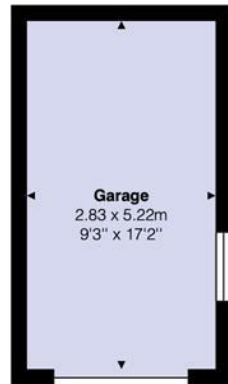
Strictly by appointment with Houseclub Estate Agency.

## Energy Performance Certificate

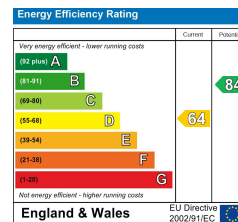
View online or for more information contact our office for details.







Total Area: 94.1 m<sup>2</sup> ... 1013 ft<sup>2</sup>



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