





Inside The Home

Entry is through an open porch and into a welcoming entrance hallway, setting the tone for the accommodation beyond. To the left, the spacious lounge is filled with natural light thanks to an impressive bay window, which enjoys a pleasant outlook over the front garden and the quiet village road. To the rear of the property, a second reception room, currently used as a dining room, provides an ideal space for entertaining or family meals. A charming box bay window frames beautiful views across the mature rear garden and beyond to the surrounding countryside towards Warton. The garden enjoys a private aspect, creating a peaceful setting to relax and unwind. The kitchen is positioned at the rear of the home and benefits from a useful pantry-style understairs storage cupboard, providing valuable additional space for everyday essentials. Leading from the kitchen is a delightful sun room, offering the perfect spot to enjoy a morning coffee while taking in the garden and the far-reaching views.

The first floor comprises three well-proportioned bedrooms, including two generous doubles and a comfortable single bedroom, making the property well suited to growing families or those requiring a home office. The shower room was tastefully modernised less than ten years ago, while the separate WC has retained the character and style typical of the home's era.

Practical improvements include cavity wall insulation, loft insulation and new carpets in a number of rooms.

Although well cared for, the property offers excellent scope for cosmetic updating, allowing the next owners to personalise the home and unlock its full potential. Combining generous living space, an enviable village setting and outstanding rear views, this is a fantastic opportunity to create a long-term family home in one of the area's most desirable locations.

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

Occupying a substantial plot, this wonderful home enjoys beautifully maintained gardens to both the front and rear. The front of the property is enclosed by an attractive brick boundary, offering both security and privacy, with a driveway providing off-road parking for two to three vehicles. A well-kept lawn is complemented by an abundance of mature plants, shrubs and trees, creating a welcoming first impression. The rear garden is a true gardener's paradise, lovingly landscaped to provide a peaceful outdoor retreat. A paved patio extends from the sun room, offering the perfect spot for outdoor dining or simply relaxing. Beyond, a generous lawn is framed by colourful planted borders, established trees and a wealth of mature planting. A wooden storage shed add practicality, while the beautiful open views beyond create a wonderful sense of space. Whether entertaining family and friends, enjoying a morning coffee, or simply watching the world go by, this exceptional garden provides the perfect setting.

Services

The property is fitted with a modern gas central heating, and has mains electric, mains gas, mains water and mains drainage.

Tenure

The property is Freehold.

Council Tax Band

This home is Band C under Lancaster City Council.

Viewings

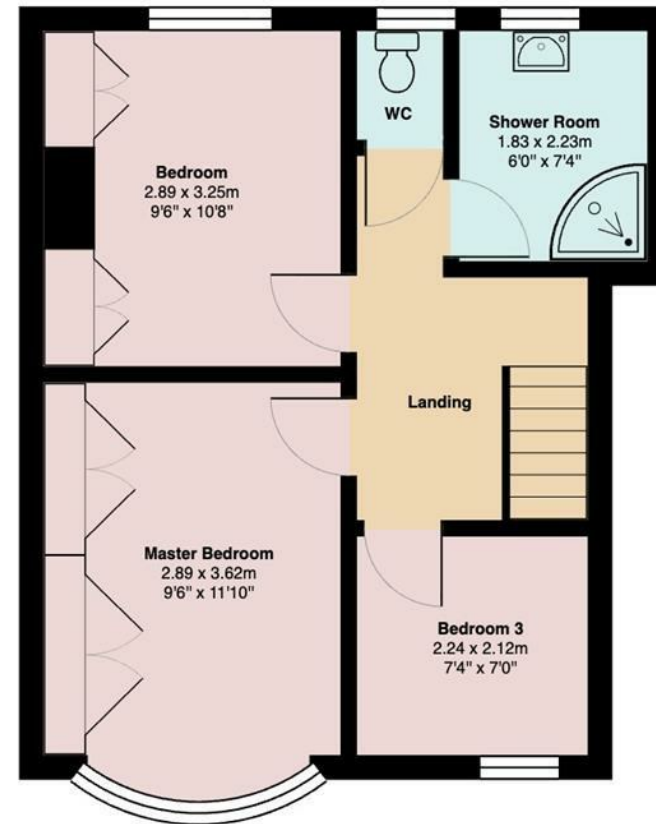
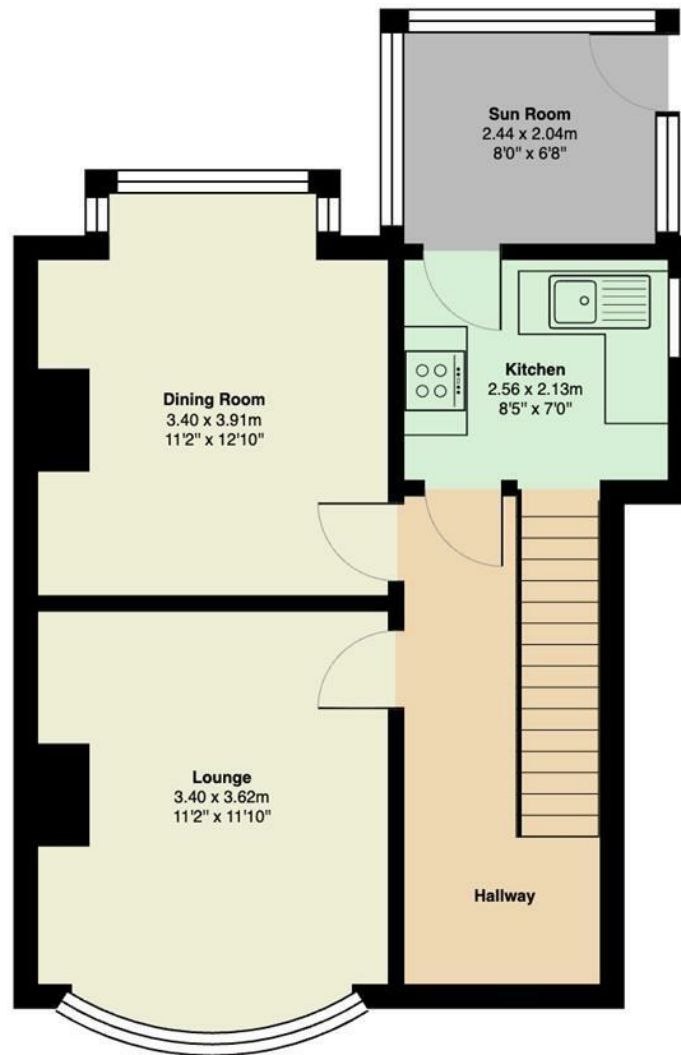
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Energy Efficiency Rating		
	Current	Possible
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		

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