





## Inside The Home

Entered via a wooden entrance door, this leads into an Entrance Vestibule, which proceeds into a large and spacious Living Room. Centred around a feature log burning stove, inset in a period Inglenook fireplace, this beautiful room creates a cosy ambience. Wooden double glazed windows with complementary wooden shutters allow ample natural light to filter in with additional period features on show such as exposed wooden beams.

An inner Hallway provides this family home with a generous storage space, as well as a stable door providing access to the Undercroft at the rear of the home. This leads to a spacious Kitchen Diner, fitted with a range of wall and base units with complementary worktops over. Integrated appliances include a four ring hob with an extractor above and an oven below, as well as plumbing for washing machine, plumbing for dishwasher and space for a fridge freezer. There is ample space for a sizeable dining table, perfect for family get-togethers and Sunday roasts.

To the first floor, three generous bedrooms can be found as well as a three-piece Bathroom suite. This room houses a modern Vaillant gas boiler, installed in February 2026. Located to the rear, an exquisite Garden Room can be found constructed in 2017. Showcasing views across the rear garden via a mixture of a double glazed windows and a large Velux window, this beautiful room provides a second reception room which seamlessly flows into a large rear garden.

With its central position in the heart of a thriving village, as well as generous room sizes, this incredible home will be an interest many.

## 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, beautifully planted borders frame this chocolate box cottage. A secure wooden gate provides access to the side of the home, which leads to a spacious tiered garden. With a mixture of laid to lawn and planted borders, mature shrubs and beautiful stone walling can be found. At the top of the garden, a spacious patio area provides the perfect backdrop for alfresco dining or sitting out on a warm summers day. Rooftop view towards the Forest of Bowland and beyond can be enjoyed as well as incredible sunsets across the surrounding Lancashire countryside. With a wooden garden shed and a large Undercroft area, this provides ample storage solutions.

## Services

The property is fitted with a gas central heating boiler which was installed in 2026 (with one year warranty), and has mains electric, mains gas, mains water and mains drainage.

## Tenure

The property is Freehold. Title number: LA919784.

## Council Tax

This home is Band C under Lancaster City Council.

## Viewings

Strictly by appointment via Houseclub Estate Agency.

## Energy Performance Certificate

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







Total Area: 112.6 m<sup>2</sup> ... 1212 ft<sup>2</sup>

Energy Efficiency Rating		Current	Possible
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		63	78
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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