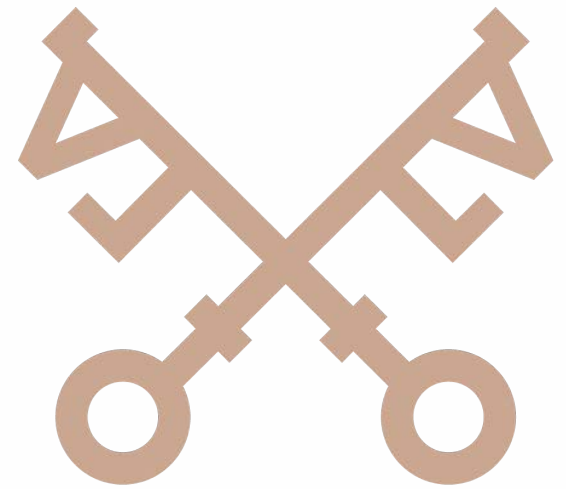




Corfe Farm Warton



CORFE FARM, WARTON



The accommodation opens into a welcoming entrance hallway, immediately setting the tone for the exceptional quality and finish found throughout this stunning home. The main lounge is an elegant and beautifully presented reception room, offering a calm and relaxing environment with large sliding doors opening directly onto the garden, perfectly framing the stunning countryside views beyond. At the heart of the home lies the spectacular open-plan living space, thoughtfully designed for modern family life and entertaining. This superb lounge/dining area is both stylish and inviting, centred around a feature log burner which creates a warm focal point. Sliding doors provide seamless access to the gardens, while the open-plan layout flows effortlessly into the stunning bespoke kitchen. The kitchen has been finished to an exceptional standard and features high-quality cabinetry, premium integrated appliances and a striking central island, creating both a practical workspace and an impressive social hub. To the rear of the property is a magnificent garden room, flooded with natural light and offering an exceptional space to relax or entertain while enjoying uninterrupted views across the surrounding countryside.

The first floor continues to impress, offering beautifully designed accommodation centred around a spacious landing area, where an electric Velux window allows natural light to flood the space, creating a bright and airy feel from the moment you arrive upstairs. The sense of quality and attention to detail continues throughout, with all four double bedrooms having been finished to an exceptional standard, each enjoying stunning open countryside views that perfectly capture the property's enviable setting. The principal suite is particularly impressive, offering a luxurious and peaceful retreat. Generously proportioned and beautifully presented, this superb bedroom enjoys breathtaking rural views and is complemented by a stylish four-piece en-suite bathroom, finished to an exceptional standard with both luxury and comfort in mind.





Take a closer look...



Property Type:

*Detached
Property*

Square Footage:

2976 sqft

Council Tax Band:

TBC

EPC Rating:

E

Tenure

Freehold



Why Warton?

CORFE FARM ENJOYS AN ENVIABLE POSITION ON THE EDGE OF THE HIGHLY SOUGHT-AFTER VILLAGE OF WARTON, A CHARMING AND HISTORIC VILLAGE SURROUNDED BY SOME OF THE REGION'S MOST SPECTACULAR COUNTRYSIDE. PERFECTLY POSITIONED AT THE FOOT OF WARTON CRAG, THE AREA IS RENOWNED FOR ITS BREATHTAKING SCENERY, SCENIC WALKING ROUTES AND EXCELLENT OUTDOOR LIFESTYLE OPPORTUNITIES, WITH BEAUTIFUL ROLLING COUNTRYSIDE, FAR-REACHING RURAL VIEWS AND STUNNING OUTLOOKS TOWARDS MORECAMBE BAY. THE VILLAGE ITSELF OFFERS A WONDERFUL SENSE OF COMMUNITY AND A HIGHLY DESIRABLE BALANCE OF RURAL CHARM AND EVERYDAY CONVENIENCE. WARTON BENEFITS FROM A RANGE OF LOCAL AMENITIES INCLUDING WELCOMING PUBLIC HOUSES, A WELL-REGARDED SCHOOLS AND POPULAR LOCAL BUSINESSES, ALL CONTRIBUTING TO ITS STRONG VILLAGE APPEAL. THE SURROUNDING AREA IS PARTICULARLY POPULAR WITH THOSE SEEKING ACCESS TO OUTDOOR PURSUITS, WITH THE NEARBY ARNSIDE AND SILVERDALE NATIONAL LANDSCAPE PROVIDING SOME OF THE FINEST COASTAL AND COUNTRYSIDE SCENERY IN THE NORTH WEST. DESPITE ITS IDYLIC SETTING, THE PROPERTY REMAINS EXCEPTIONALLY WELL CONNECTED. THE NEARBY MARKET TOWN OF CARNFORTH OFFERS A WIDER RANGE OF SHOPPING AND LEISURE FACILITIES, WHILE EXCELLENT TRANSPORT LINKS INCLUDE CONVENIENT ACCESS TO THE M6 MOTORWAY AND RAIL CONNECTIONS WITH DIRECT SERVICES TO MAJOR CITIES INCLUDING LONDON, MAKING CORFE FARM IDEALLY SUITED FOR THOSE LOOKING TO ENJOY COUNTRYSIDE LIVING WITHOUT COMPROMISING ON CONNECTIVITY.

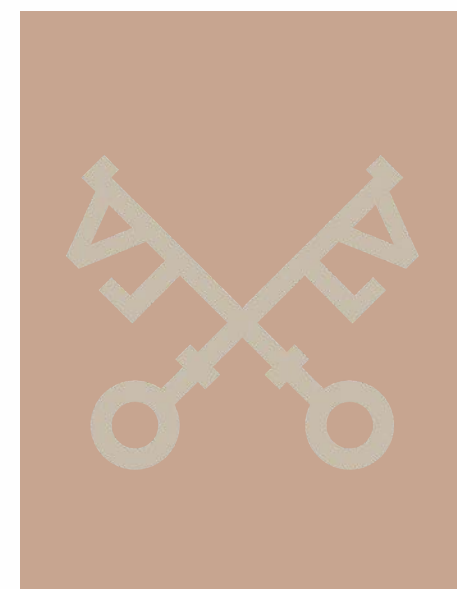
Corfe Farm, Warton

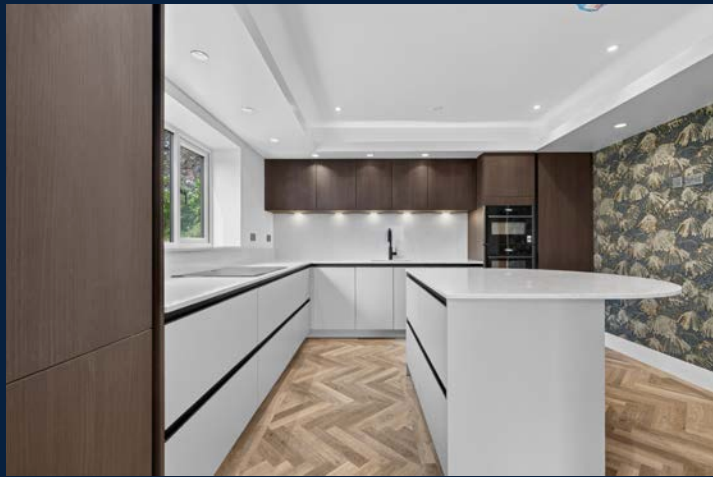




THE FRONT GARDENS HAVE BEEN BEAUTIFULLY LANDSCAPED, PERFECTLY COMPLEMENTING THE HIGH-QUALITY FINISH OF THE HOME AND CREATING AN IMPRESSIVE FIRST IMPRESSION. A STANDOUT FEATURE OF THE PROPERTY IS THE SUBSTANTIAL DETACHED DOUBLE GARAGE, COMPLETE WITH ELECTRIC DOORS, PROVIDING EXCELLENT SECURE PARKING, STORAGE OR WORKSHOP SPACE. ADDING FURTHER CHARACTER AND DISTINCTION IS THE STRIKING FEATURE CLOCK TOWER POSITIONED ABOVE THE GARAGE, CREATING A UNIQUE FOCAL POINT AND ENHANCING THE PROPERTY'S IMPRESSIVE KERB APPEAL. THE BEAUTIFULLY MAINTAINED GARDENS CONTINUE AROUND THE SIDE AND REAR OF THE PROPERTY, CREATING EXCEPTIONAL OUTDOOR SPACES PERFECTLY SUITED TO BOTH ENTERTAINING AND EVERYDAY ENJOYMENT. THE WRAPAROUND GARDENS HAVE BEEN CAREFULLY DESIGNED TO MAKE THE MOST OF THE STUNNING SURROUNDINGS, OFFERING AN ENVIABLE BALANCE OF PRIVACY, OPEN SPACE AND BREATHTAKING PANORAMIC COUNTRYSIDE VIEWS.













WHERE CAN I FIND...



The Closest Schools?

Warton Archbishop Hutton's
Primary - 4 Minute Drive and 15
Minute Walk
Carnforth High School - 7 Minute
Drive



Somewhere Nice to Walk the Dog?

Miles of endless rambling
right on your doorstep!



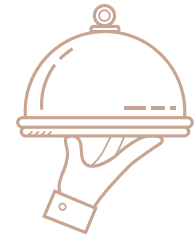
The Local Shop?

Tesco Carnforth - 5 Minute
Drive



A Refreshing Pint?

Old School Brewery - 15 Minute
Walk



A Delicious Meal?

The Malt Shovel - 1 Minute
Drive & 10 Minute Walk

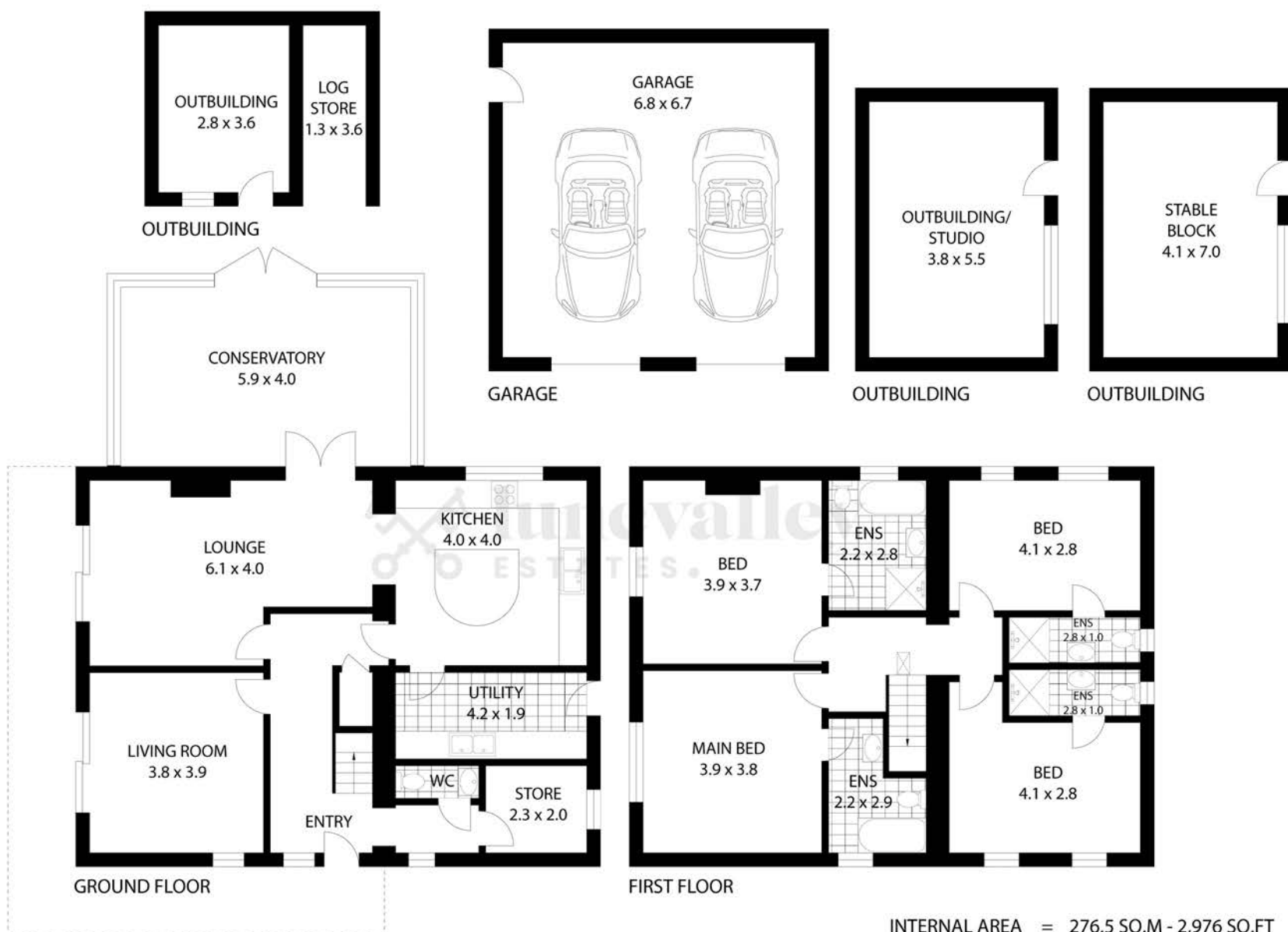


Closest Transport Links

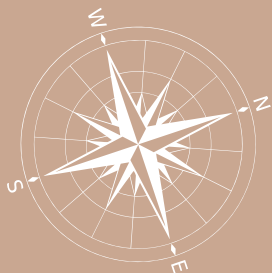
Town End Bus Stop - 4 Minute
Walk
Carnforth Station - 4 Minute
Drive







DISCLAIMER: PLANS SHOWN ARE FOR MARKETING PURPOSES ONLY. ALL DIMENSIONS ARE APPROXIMATE AND NOT TO SCALE. THEY ARE SUBJECT TO ERRORS AND INACCURACIES AND NO LIABILITY WILL BE ACCEPTED. INTERESTED PARTIES SHOULD MAKE THEIR OWN INQUIRIES.



Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Corfe Farm
Warton

Corfe Farm, Sand Lane, Warton, Carnforth, LA5 9NJ



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