



BOON CROFT, 194 MAIN STREET, WARTON, CARNFORTH, LA5 9QF
£575,000

MILNE MOSER
SALES + LETTINGS

BOON CROFT
194 MAIN STREET
WARTON
LA5 9QF



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GARAGE &
PARKING

OVERVIEW

With countryside and village outlooks to all sides, Boon Croft is a fantastic family home on the fringes of desirable Warton. The current owners have lived in the property for over 30 years and created a welcoming home with space for everyone. A garden room extension and first floor fourth bedroom have been added over the years and there is a generous sitting room and good sized dining kitchen. Externally, there are well tended garden spaces with fruit trees and level lawns, ideal for ball games or socialising plus a garage and off road parking for a number of vehicles. Gas centrally heated and UPVC double glazed windows throughout, the next step is to book a viewing.

ACCOMMODATION

From the driveway, an attractive period style wood door with leaded stained glass panes leads into:

HALL

A light and bright hallway with two UPVC double glazed windows. There are two radiators, two ceiling lights and an under stairs coat cupboard.

SITTING ROOM

12' 1" x 21' 9" (3.69m x 6.64m)

Another airy space with A UPVC double glazed window to the front and two further UPVC double glazed windows to the side. The wooden fire surround provides a focal point and has a brick inset, tiled hearth and grate for an open fire. There is an internal window to the garden room, three radiators, a ceiling light and two wall lights.





GARDEN ROOM

11' 2" x 10' 7" (3.40m x 3.22m)

A door leads to the rear garden and there are UPVC double glazed window to three sides, all with pleasant outlooks. Three wall lights, a radiator, wooden floor and wooden window sills.

KITCHEN DINER

14' 5" x 12' 4" (4.40m x 3.76m)

Overlooking the rear garden and fields beyond, the kitchen diner has ample space for a family dining table and is fitted with cream farmhouse style base and wall units with knob handles and pale worktops. Enamel sink with drainer, gas hob with canopy above and an eye level oven. There is space for a fridge and plumbing for a dishwasher. Two ceiling lights, a radiator, tiled floor and tongue and groove panelling to the walls.

PANTRY

4' 5" x 4' 7" (1.34m x 1.41m)

UPVC double glazed window, shelving and a ceiling light. Both the walls and floor are tiled.

SIDE PORCH

UPVC double glazed door to the side/rear.

WC/LAUNDRY

4' 4" x 4' 9" (1.31m x 1.44m)

A frosted UPVC double glazed window to the rear aspect. High level WC, a wash hand basin and wall mounted Worcester boiler. Shelving, plumbing for a washing machine, a radiator and ceiling light.

LANDING

A split landing with two built in cupboards, a ceiling light and UPVC double glazed window to the front. An inner landing leads to the extension at the rear and has bookshelves and a light.

BEDROOM

12' 0" x 11' 9" (3.65m x 3.57m) inclusive of shower

Having an open view at the rear over farmland towards distant hills, the main bedroom has two built in double wardrobes and a sink set to a vanity unit and storage. There is a radiator and ceiling light. Fully enclosed within the room is a shower cubicle which has been tiled and has a UPVC double glazed window and ceiling light.



BEDROOM

9' 10" x 9' 9" (3.00m x 2.96m)

UPVC double glazed windows face the front and side aspects - there is a view towards Warton Crag at the front. Built in double wardrobe/cupboard, a radiator and ceiling light.

BEDROOM

9' 4" x 11' 7" (2.85m x 3.52m) max

Facing the side aspect, third bedroom has an open fronted cupboard, a radiator and ceiling light. The views are towards distant hills from the UPVC double glazed window.

BEDROOM

11' 2" x 10' 7" (3.40m x 3.22m)

Forming part of the extension, the fourth bedroom is also a double and has lovely dual aspect views. There is wooden flooring, a radiator and ceiling light. Both UPVC double glazed windows have wooden sills.

BATHROOM

9' 0" x 7' 10" (2.75m x 2.38m) max

Frosted UPVC double glazed window to the front elevation. Bath with mixer above, a vanity hand basin with cupboards beneath and a WC. There is a built-in cylinder cupboard with shelving, a ceiling light, radiator and shaver point.

EXTERNAL

Well-tended established mature gardens extend to the front and rear of the house with a generous gated driveway at the side and front providing space for a number of vehicles. External socket and light. At the front is a lawn surrounded by deep herbaceous beds, low walling and gravel. There is access to the side into the rear garden. Bounding open fields, the rear garden is a good size with numerous seating areas, lovely deep flower beds filled with herbaceous plants and spring bulbs and a number of fruit trees. A mature wisteria scrambles up the rear of the property and the level lawn is ideal for children. The garden is dotted with ornamental trees and shrubs providing year round interest.

GARAGE

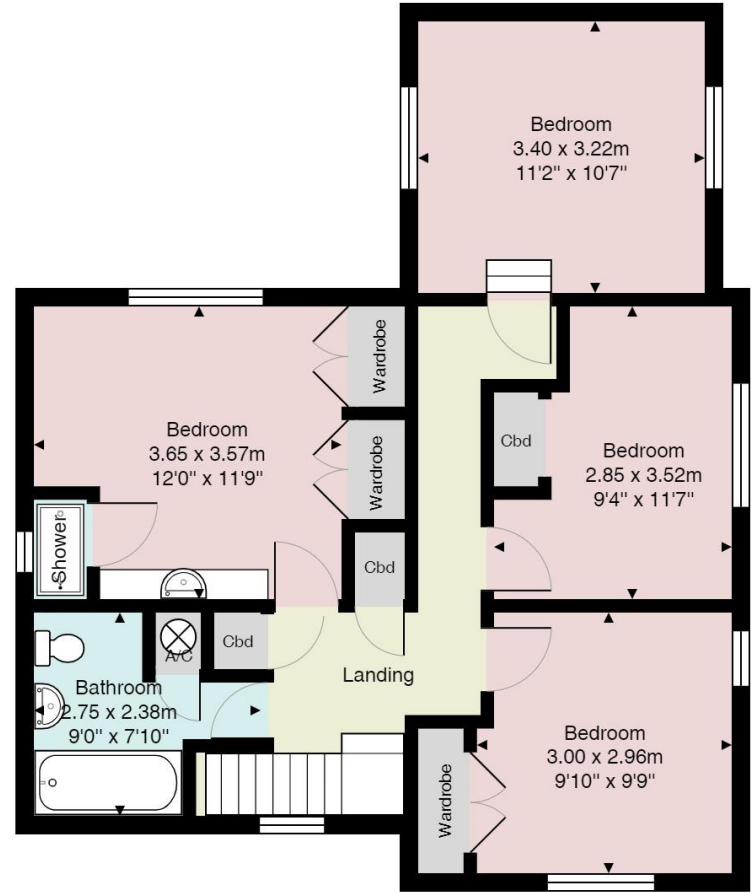
9' 10" x 17' 5" (3.0m x 5.31m)

Having double doors, a window to the rear and power connected. There is an adjacent coal house.





Ground Floor



1st Floor

This plan is for illustrative purposes only and should be used as such by any prospective purchasers.
 The appliances and systems shown have not been tested and no guarantee to their operability or efficiency can be given.
 Measurements are approximate and for display purposes only





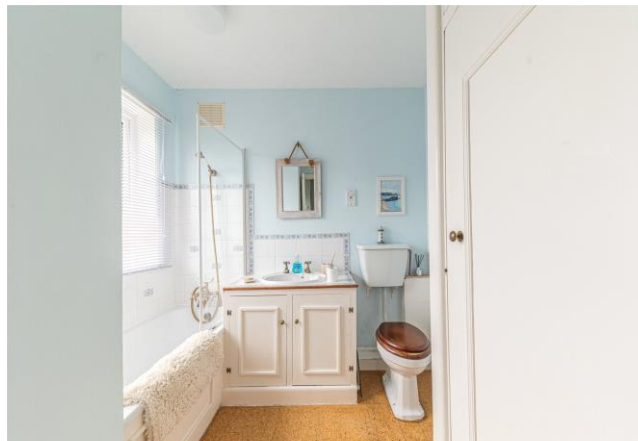
DIRECTIONS

Approaching Warton from the A6 and Borwick Lane, proceed past the Methodist Church and up to the junction with Main Street. Turn right onto Main Street passing Croftlands on the left. The property is located a short distance to the right hand side. what3words.com/drip.sapping.ripples

GENERAL INFORMATION

Services: Mains Water, Gas, Electric and Drainage
 Tenure: Freehold
 Council Tax Band: E

To check Broadband and Mobile phone coverage, click on our Key Facts for Buyers report online if available or visit www.ofcom.org.uk/phones-telecoms-and-internet/coverage



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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