



Barn Orchard | Warton





2  1 

2 

 **lunevalley**
ESTATES.



EPC - D



B and C



Freehold





Introducing Barn Orchard, a remarkable two-bedroom semi-detached bungalow nestled within the charming village of Warton near Carnforth. Immaculately presented and occupying a sought-after residential location, this delightful property boasts convenient proximity to local amenities and excellent transport links, ensuring a lifestyle of ease and comfort. As you step through into the entrance hall, you are greeted by a sense of warmth and style that permeates throughout the home. The inviting ambiance leads you to a spacious and beautifully maintained reception room, where a large window offer views of the surrounding natural splendour. This idyllic setting provides the perfect backdrop for relaxation and tranquility, a place to unwind and immerse oneself in the serenity of the countryside.



The dining kitchen, adorned with fitted wall and base units is a culinary haven that combines functionality with aesthetic appeal. Here, culinary enthusiasts can unleash their creativity, whipping up delicious meals while enjoying the company of loved ones. The seamless integration of the dining area creates a social space that encourages lively conversations and cherished memories. The property offers two generously sized bedrooms, each providing a peaceful retreat from the demands of daily life. These havens of comfort are thoughtfully designed to ensure restful nights and a sense of privacy. Furthermore, a modern shower room adds a touch of luxury and sophistication to the bungalow, featuring sleek fixtures and contemporary finishes that elevate the bathing experience.



The external features of Barn Orchard are equally impressive, with a driveway providing convenient access to the rear garden. This outdoor space is a haven for nature enthusiasts, offering an abundance of greenery and serenity. Here, a summerhouse beckons, providing a secluded spot to embrace the warm sunshine or indulge in a good book. Additionally, a shed with power and light offers practical storage solutions, ensuring a clutter-free living environment.

Notably, the roof of this exceptional bungalow was spray foam insulated in March of 2022, guaranteeing superior energy efficiency and insulation for years to come. With a remarkable 25-year guarantee in place, the property showcases a commitment to quality and sustainability, ensuring peace of mind for the discerning homeowner.

In summary, Barn Orchard presents an opportunity to own a charming two-bedroom semi-detached bungalow in the desirable village of Warton. With its well-presented interiors, breathtaking surroundings, and convenient location, this residence epitomises comfortable and stylish living. Whether you seek a peaceful retreat or a place to create lasting memories, this property is sure to captivate your heart and imagination.

Experience refined living in a charming 2-bedroom semi-detached bungalow nestled in a beloved village. Embrace tranquility, spacious rooms, and a beautiful garden. Enjoy easy access to amenities and immerse yourself in the idyllic charm of village life. Your dream home awaits in this enchanting abode.





BARN ORCHARD

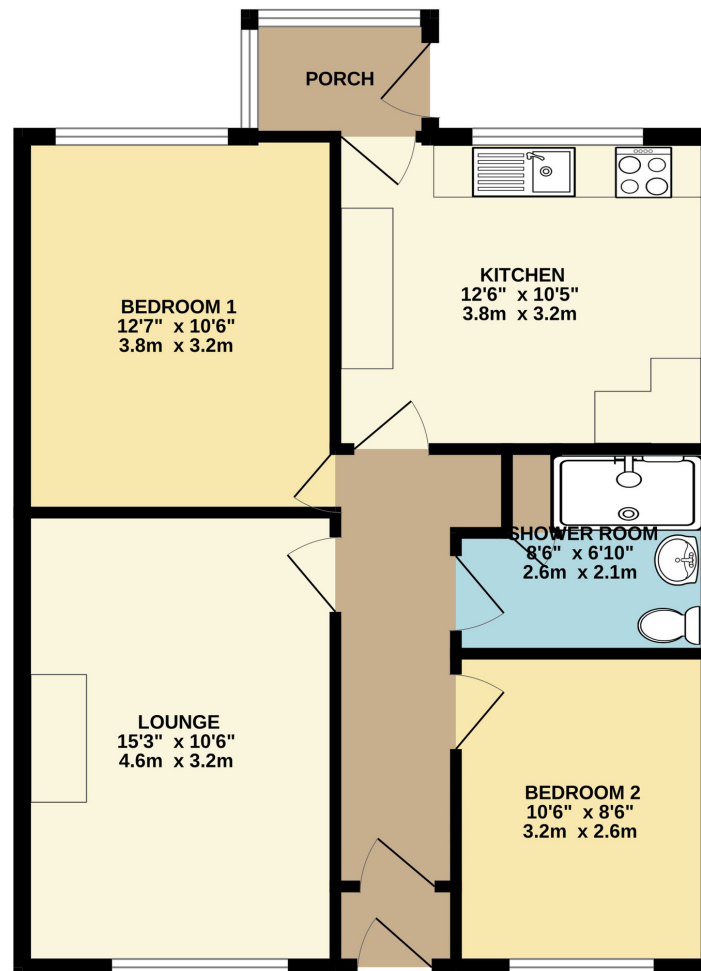
GROUND FLOOR
664 sq.ft. (61.7 sq.m.) approx.

Bedroom One

Welcome to the realm of sheer splendor, where a spacious bedroom unveils its captivating allure. Bathed in a luminous embrace of abundant natural light, this celestial chamber offers a stunning window, framing a picturesque view of the enchanting rear garden. As the sun's gentle rays gracefully permeate through the glass, a symphony of warmth and radiance fills the room, casting a heavenly glow upon every surface.

Lounge

Step into the majestic front-facing lounge, a haven of opulence and refinement. Bathed in soft, cascading light, this grand chamber beckons with its resplendent allure. Your gaze shall be captivated by the mesmerising dance of flames within the electric fireplace, casting an enchanting ambience upon the room.



Kitchen

Welcome to a beautiful kitchen to the rear of this exquisite property. The kitchen's design, a meticulous blend of grace and functionality, invites you to embark on a culinary journey like no other. Bathed in gentle streams of natural light pouring through the rear-facing window, the room comes alive, dancing with a luminous glow that illuminates the fitted wall and base units which complement the space.

Shower Room

Step into the resplendent shower room, recently renovated, it offers a captivating oasis adorned with a frosted window that bestows a soft, diffused light upon the space. Within this sanctuary of pristine elegance, prepare to indulge in moments of lavish rejuvenation.

Bedroom 2

Enter the ethereal realm of the front-facing second bedroom, where a symphony of natural light orchestrates an enchanting spectacle. Behold, as gentle rays of sunlight dance upon the pristine surfaces, bestowing a celestial glow upon every corner. A sanctuary of serenity and tranquility, this resplendent chamber invites you to embrace its soothing embrace.

The Essentials



Old School
Brewery
0.4 miles



Aldi
1.9 miles
Tesco
2.0 miles



Waters Edge
Restaurant
1.3 miles



Boots
Pharmacy
1.7 miles





lunevalley

ESTATES.



Scan to visit our website!

Suite 8, Willow Mill, Caton, LA2 9RA
01524 256625
team@lunevalleyestates.com
lunevalleyestates.com