



Locke House

CARNFORTH



LOCKE HOUSE NORTH RD



As you approach the property, a fabulous block-paved private driveway greets you, providing off-street parking for multiple vehicles. The striking anthracite grey front door leads into a spacious entrance hall. This area offers ample room for cloaks, alongside a convenient WC, and grants access to the reception spaces on the ground floor. To the left of the hallway, you find a large lounge, centred around a gas fire which provides a cosy focal point. Patio doors open to the west elevation of the property, flooding the space with natural light and offering direct access to the wrap-around garden. Adjacent to the lounge, a snug provides a versatile additional living space, ideal for use as a home office, dining room, or even a playroom! The kitchen/diner is truly the heart of the home, equipped with a range of wall and base units, a complementary worktop, and an inset sink. Highlighting the space is a Flavel range gas cooker, complete with 8 hob rings, two ovens, and a grill. From the kitchen, you can step out into the rear section of the garden, or access the attached garage, which could double as a utility room, offering practical storage and functionality. Upstairs, the master bedroom and en-suite form a fantastic principal suite, with large windows offering beautiful westerly sun to pour through. The room is spacious, with fitted wardrobes and ample floor space for additional furniture. The second bedroom is another generous suite, with its own en-suite bathroom and two Velux windows, allowing plenty of natural light to dazzle throughout. To the east, bedrooms three and four offer flexible accommodation, perfect for family members, guests, or even the integration of a home office. The family bathroom, situated next door, is beautifully finished in a modern, neutral colour scheme and consists of a three-piece suite in white.



 **lunevalley**
ESTATES.



Take a closer look...



Property Type:

Detached

Square Footage:

1736 sqft

EPC Rating:

B

Council Tax Band:

E

Tenure

Freehold

Why Carnforth?



CARNFORTH IS A CHARMING TOWN LOCATED IN LANCASHIRE, ENGLAND, NEAR THE BORDER WITH CUMBRIA. NESTLED BETWEEN THE LAKE DISTRICT AND MORECAMBE BAY, IT SERVES AS A CONVENIENT GATEWAY FOR THOSE EXPLORING THE STUNNING NATURAL LANDSCAPES OF BOTH REGIONS.

THE TOWN HAS A RICH HISTORY THAT DATES BACK TO ROMAN TIMES AND GREW SIGNIFICANTLY DURING THE 19TH CENTURY, PARTICULARLY WITH THE DEVELOPMENT OF THE RAILWAY, WHICH REMAINS A KEY ASPECT OF ITS IDENTITY. CARNFORTH IS ESPECIALLY FAMOUS FOR ITS RAILWAY STATION, ONE OF THE OLDEST IN THE COUNTRY, WHICH HAS BEEN BEAUTIFULLY RESTORED. THE STATION FEATURES A CHARMING CAFÉ AND ATTRACTS VISITORS, PARTLY DUE TO ITS ROLE AS A FILMING LOCATION FOR THE CLASSIC 1945 FILM "BRIEF ENCOUNTER."

WITH ITS PROXIMITY TO THE LAKE DISTRICT NATIONAL PARK AND THE YORKSHIRE DALES, CARNFORTH IS IDEAL FOR OUTDOOR ENTHUSIASTS. RESIDENTS AND VISITORS ALIKE CAN ENJOY WALKING, CYCLING, AND EXPLORING SCENIC ROUTES. THE TOWN ALSO OFFERS A VARIETY OF SHOPS, CAFES, AND RESTAURANTS, CONTRIBUTING TO A WELCOMING COMMUNITY ATMOSPHERE. LOCAL SCHOOLS, PARKS, AND RECREATIONAL FACILITIES MAKE IT A SUITABLE PLACE FOR FAMILIES.

CARNFORTH HAS A STRONG SENSE OF COMMUNITY, WITH SEVERAL EVENTS HELD THROUGHOUT THE YEAR THAT BRING RESIDENTS TOGETHER. MARKETS, FESTIVALS, AND LOCAL GATHERINGS CELEBRATE THE TOWN'S VIBRANT CULTURE. IN ADDITION TO ITS RAILWAY CONNECTIONS, CARNFORTH IS WELL-SERVED BY ROAD NETWORKS, MAKING IT EASY TO ACCESS NEARBY TOWNS AND CITIES, INCLUDING LANCASTER AND MORECAMBE.

Carnforth Town





PARKING



GARDEN



SITTING ON A SIZABLE PLOT, LOCKE HOUSE ENJOYS A RECENTLY LANDSCAPED, ZONED WRAP-AROUND GARDEN. THE SOUTH-FACING PORTION IS PERFECT FOR OUTDOOR ENTERTAINING, FEATURING A LUSH LAWN, PRISTINE PAVING, A LARGE FLOWER BED, AND A RAISED DECKING AREA. THE GARDEN EXTENDS TO THE WEST AND NORTH WITH FURTHER PAVING CREATING A LOW-MAINTENANCE SPACE. BEHIND THE PROPERTY, A PRIVATE PATIO SPACE, WHICH CAN ALSO BE ACCESSED VIA THE KITCHEN, OFFERS THE PERFECT SPACE FOR A SMALL HERB OR VEGETABLE GARDEN. THIS AREA CURRENTLY HOSTS A CHARMING FIREPIT AND A RAISED PLANTING BED, PERFECT FOR RELAXING OR ENTERTAINING OUTDOORS.

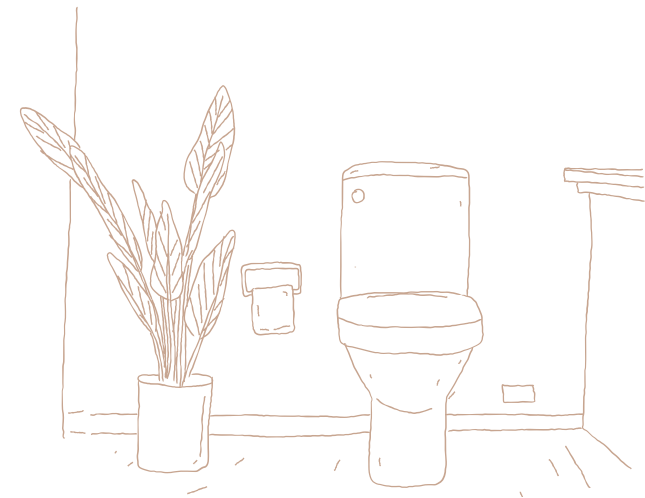




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WHERE CAN I FIND...



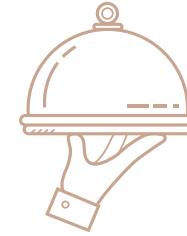
The Closest School?

Carnforth High School is located just 0.4 miles away.



The Local Shop?

BOOTHS is just 0.3 miles from your doorstep. Great for those essentials!



A Delicious Meal?

The County Lodge & Brasserie and it's fabulous menu awaits you, only 0.2 miles away.



Somewhere Nice to Walk the Dog?

Warton Crag and its walks and spectacular views is located 2.2 miles from your home.



A Refreshing Pint?

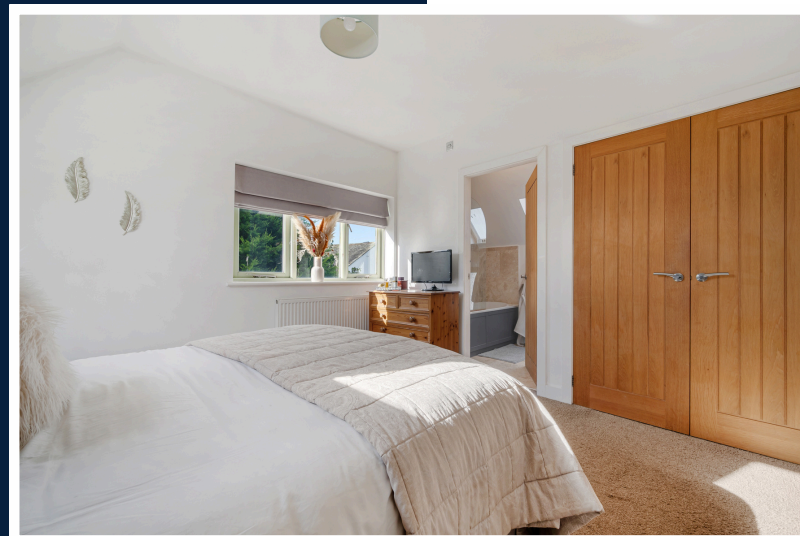
The Canal Turn is just 0.5 miles away, you could be back home in under 5 minutes!

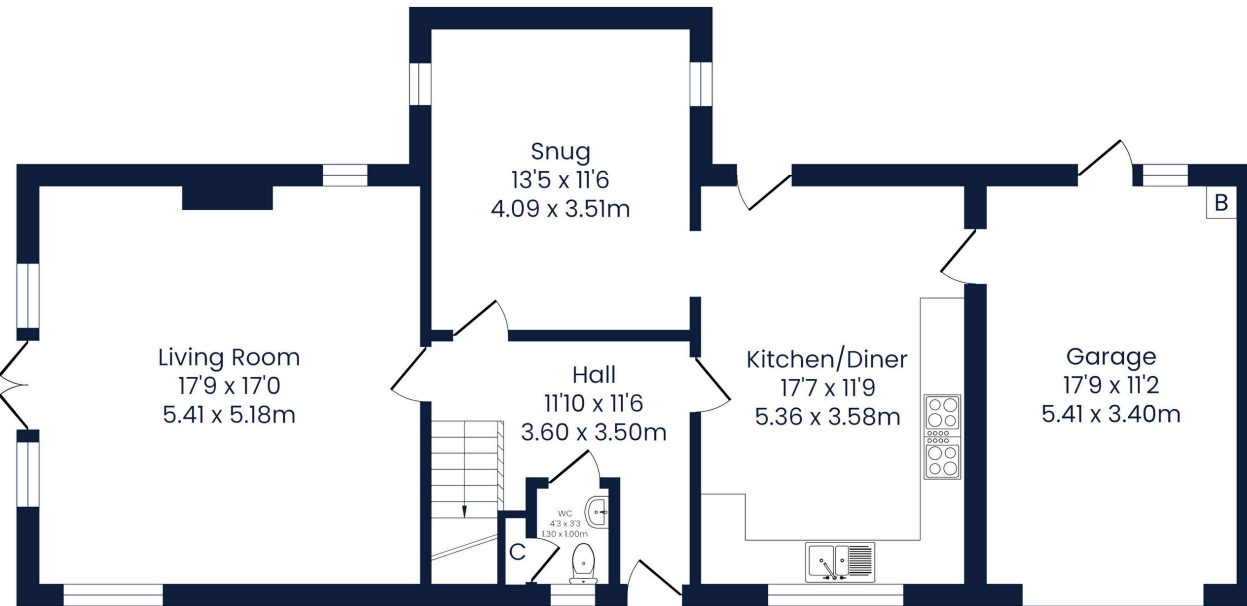


Your Local Property Experts?

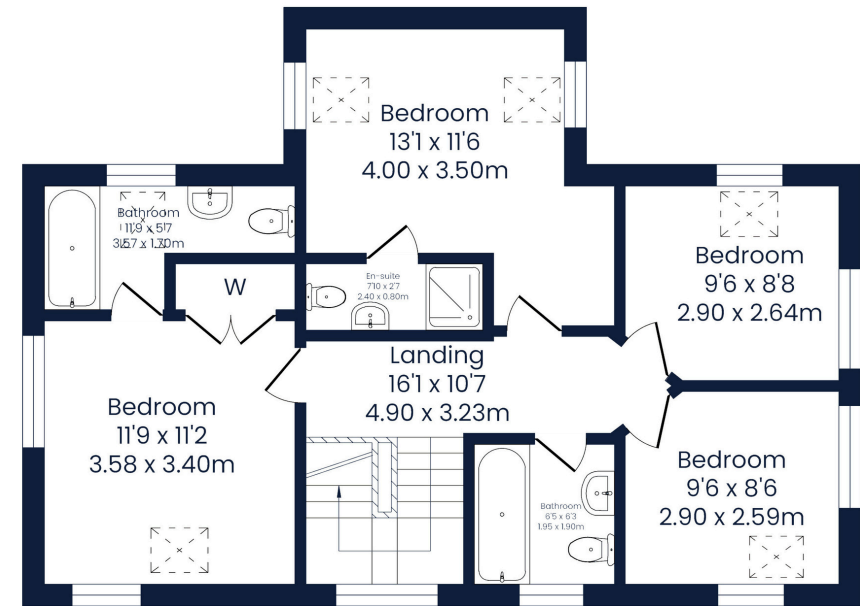
Our office is a 13 minute drive away - pop in to say hello, anytime!







Ground Floor



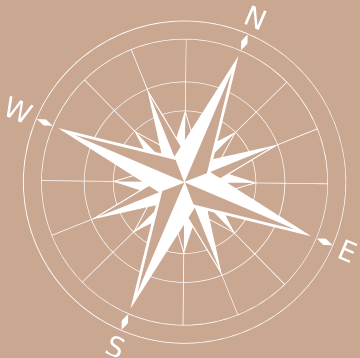
First Floor

Total Floor Area: 1736 sq ft (161.3 sq.m) approx.

Ground Floor Area: 1028 sq ft (95.5 sq.m) approx.

First Floor Area: 708 sq ft (65.8 sq.m) approx.

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.





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