



Borwick Court, Borwick, Carnforth LA6 1JX

Offers Over £500,000





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4 Bedrooms



3 Bathroom

-
- Spacious detached family home
 - Stunning edge of canal setting with far reaching views
 - Generous gardens, ample parking, and garaging
 - Excellent access to A6 and M6 motorway
 - Located in a sought-after area



Positioned in the peaceful village of Borwick, this attractive canal side home enjoys a unique setting with a stunning outlook, providing an ideal opportunity for those looking to put their own stamp on a property in a sought-after location.

Borwick is a picturesque village, known for its attractive countryside views, canal-side setting and convenient to both Cumbria and Lancashire. The village has a quiet feel, whilst being well connected to amenities in the nearby market town of Carnforth which offers supermarkets, cafes, schools and independent shops, with further services and amenities from the historic city of Lancaster. The village is ideally positioned for access to the Lake District National Park, the Yorkshire Dales as well as more locally the Arncliffe and Silverdale National Landscape, making it an ideal base to explore the outdoors. For those looking to go further afield, the excellent road connections are available via the M6 motorway a Junction 35 just a short drive away.



The property has been in the same ownership for many years, and now requires a programme of modernisation throughout, presenting an exciting opportunity for purchasers to update and personalise to their own tastes and requirements, as well as offering the excellent potential for extension and reconfiguration to further enhance the existing accommodation (subject to necessary consents).



The current accommodation is spacious and offers an excellent flow, having been arranged to make the most of the property's waterside position. The principle living spaces benefitting from natural light and canal views. The kitchen is well equipped with wall and base mounted units, integrated oven, and sink, with a side access door. Leading from the kitchen is a welcoming 'L' shaped dining and living area, positioned to enjoy the views towards the canal, creating an ideal setting for both everyday dining and entertaining. The living area is centred around a fireplace and complemented by access onto a balcony area overlooking the water.



There are two bedrooms set on the ground floor making the accommodation ideal for a range of buyers. The bedrooms share a house bathroom with a separate wet room shower at the entrance to the garage.





To the first floor, there are two further double bedrooms with an outlook to the side of the property. A further shower room serves these bedrooms.







Externally, the has lots to offer with a vast open lawned garden to the front of the property together with parking for several vehicles. Access leads around each side of the property to the rear garden which is a lawned garden with maturing planting, tiered down towards the canal. Outside there is plenty of storage with an attached garage which is accessed from the house or externally and a further under croft storage area and boat store.

Offering a combination of spacious accommodation, exciting potential and a highly desirable canal side setting, this property presents a unique opportunity to create a truly special home in a highly sought after area.





General Remarks

Services: Mains water and mains electricity available and connected, oil central heating. Drainage is via a septic tank.

Please note: Armitstead Barnett LLP have not tested any of the above services and purchasers should satisfy themselves as to their presence and working condition prior to exchange of contracts.

Parking allocated and number of spaces : In garage and on drive for several vehicles.

Construction Type : Detached chalet style property under tiled roof.

Restrictive Covenants : None known.

Listed building : None.

Conservation Area / National Landscapes : None known.

Easement, and Wayleaves or Rights of Way : The property is sold subject to and with the benefit of all rights of way whether public, private, light support, drainage, water, electricity and other rights and obligations, easements and quasi-agreements and restrictive covenants and all existing proposed wayleaves for masts, pylons, stays, cables, drains, water, gas and other pipelines whether referred to in these particulars and stipulations or not.

Footpaths / Bridleways : We are not aware of any footpaths affecting the subject property.

Flooding : The property has not flooded within the last 5 years, According to the Environment Agency's website the property sits in flood one.

Unimplemented Planning Consents : None known.

Planning Consents affecting the property : None known.

Local Authority: Lancaster City Council **Council Tax:** Band F

Broadband: Currently available and connected.

Title & Tenure: The property is offered for sale Freehold with vacant possession upon completion.

Mortgage ability : We understand that as far as we are aware it is possible to secure a mortgage against this property.

Buyers information: Buyers should be aware that stamp duty is payable on the purchase of a property. Stamp Duty levels can vary between buyers. Please look at the HMRC Stamp Duty Calculator for further information

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of Emma Hodgkinson BSc (Hons) MRICS FIAV MNAEA. Where possible, we ask that all potential buyers look at virtual viewings in the first instance and get a bearing as to the location and area via Google maps where the area is less familiar. Some of our vendors request only physical viewings to parties in a position to proceed.

What3words Location : **///moved.optimists.either**

Money Laundering Regulations Compliance: please bear in mind, that Armitstead Barnett will require from any purchaser looking to offer on a property, details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors' contact details and 2 forms of identification. We will also undertake an electronic identity check which will leave a soft ID print, but will not affect credit rating.

Mortgage Referrals : We refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would receive a referral fee, typically between £100 and £700 per successful referral , which leads to mortgage adviser earning commission from them, for recommending you to them.

Method of Sale: The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers

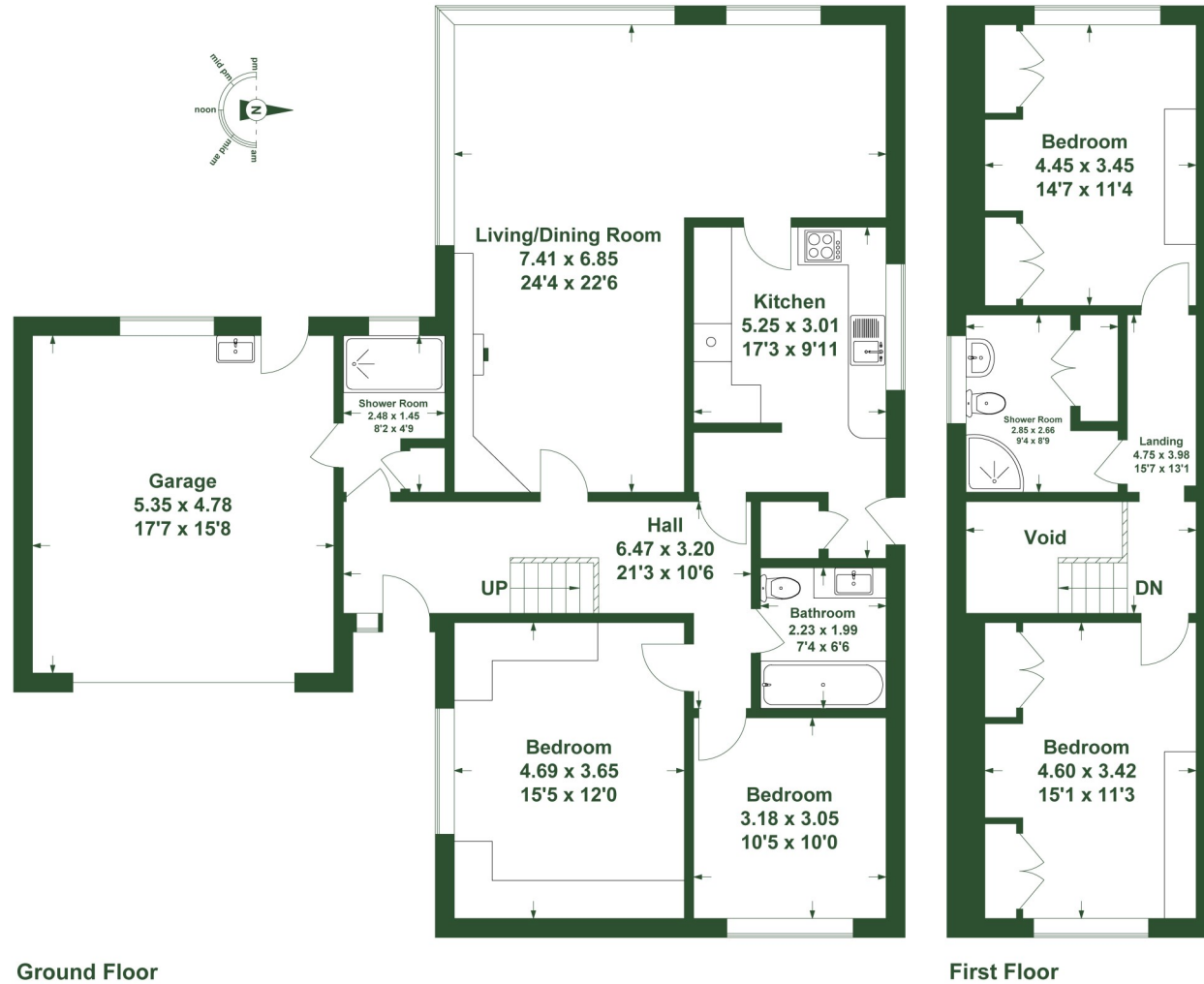
SUBJECT TO CONTRACT

IMAGES TAKEN MAY 2026



Approximate Gross Internal Area : 152.66 sq m / 1643 sq ft
 Garage : 25.57 sq m / 275 sq ft
 Total : 178.23 sq m / 1918 sq ft

This floorplan is for illustrative purposes only, it is not drawn to scale.
 Any measurements/ floor areas (including any total floor area)
 and orientation are approximate.
 Produced by Lens-Media



Ground Floor

First Floor

Armitstead Barnett for themselves and the vendors or lessors of this property whose agents they are given notice that:

01. All descriptions, plans, dimensions, references to conditions or suitability for use and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser or tenant should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as the correctness of them. 02. Any electrical or other appliances at the property have not been tested nor have the drains, heating plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract. 03. No person in the employment of Armitstead Barnett LLP has any authority to make any representations or warranty whatsoever in relation to this property. 04. These particulars are produced in good faith and set out to the general outline only for the guidance of intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or Contracts nor any part thereof. 05. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing Lease or Tenancy document or Agreement as to the term, rent, rent deposit, conditions and or covenants (if any) affecting the property. 06. All correspondence (whether marked or not) and all discussions with Armitstead Barnett LLP and or their employees regarding the property referred to in these particulars are subject to contract

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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