





Proctors Farm

Wennington Road, Wray, Lancaster, LA2 8QQ

Here's one for those looking for the out of the ordinary! Tucked away in the centre of the historic village of Wray, this most appealing family home has a warm welcoming atmosphere with a lovely twist of old and new giving it a unique feel. The quirky layout really works with four bedrooms and three bathrooms and three reception room.

A property that will put a smile on your face when you view!

Quick Overview

Four Bedroom Farm House
Three Reception Rooms & Three Bathrooms
Located in the popular Village of Wray
Garden, Garage and off Road Parking



Welcome

The property is pleasantly nestled in a quite close of the very sought after Lune Valley Village of Wray. Within 10 miles of Lancaster and the M6 motorway and only 9 miles for the popular market town of Kirkby Lonsdale.

The village of Wray is an ideal semi-rural retreat and boasts a thriving and diverse community with amenities including a highly regarded local primary school, a post office and a popular village pub. There is also a local shop, tea room and garden centre nearby and a good selection of secondary schooling that includes the highly rated Queen Elizabeth School in Kirkby Lonsdale and in the catchment area for the Boys' and Girls' Grammar Schools in Lancaster.



Kitchen / Diner

Kitchen/Diner Stone steps lead up to the front door and into a spacious Kitchen diner with a traditional farm house feel, exposed beams and lintels. Dual aspect deep set windows with window set to the front aspect. Fitted with a range of wall and base units with complementary worksurfaces and tiled splash backs. Double Belfast sink and mixer tap. Incorporating a range of integrated appliances including: Double oven, 5 ring gas hob and extractor hood. Useful pantry cupboard and porcelain tiled floor.

Specifications

Kitchen/Diner
18' 5" x 11' 10" (5.61m x 3.61m)





Sitting Room

Specifications

Sitting Room
18' 5" x 17' 4" (5.61m x 5.28m)

Utility Room
9' 9" x 8' 5" (2.97m x 2.57m)

Sitting Room Stepping down from the kitchen in to a warm and welcoming sitting room filled with features including original stone fireplace and surround housing a multi fuel stove, exposed beams and lintels. Two deep set windows with exposed stone mullions and window seat. Stairs leading to the first floor and oak flooring.

Utility Room Fitted with base units, complementary works surface and tiled splash back. Plumbing for washing machine and large American style fridge freezer. Glazed door leading to yard area,, low level W.C and tiled flooring.



Living Room & Sun Room

Living Room leading on from the garden room in to another living room ideal for the cold winter nights with stone fire place and multi fuel burner. Two mullion stone windows to the side aspect. Exposed beams and lintels, period built in cupboard and oak flooring.

Sun Room leading on from the sitting room you step down it to a light and airy garden room filled with light from the glazed ceiling and double French doors leading to the garden. TV point and stone flagged floor, steps leading up to an external door with useful under the steps storage.

Specifications

Living Room

16' 1" x 16' (4.9m x 4.88m)

Sun Room

17' 4" x 15' 5" (5.28m x 4.7m)





Master Bedroom Suite

Specifications

Master Bedroom
15' x 12' 4" (4.57m x 3.76m)

First Floor Landing Window to the rear and exposed lintel.

Master Bedroom Light spacious master bedroom with exposed mullion window to the front aspect, exposed lintel, built in double wardrobe and cupboard. Door leading to;

Master En-Site Luxurious en-suite comprises of; walk in shower with rainfall head, vanity wash basin and low level W.C. with part tiled walls in marble and contemporary marble floor.



Bedrooms Galore



Specifications

Mezzanine Study/Office
15' 2" x 13' (4.62m x 3.96m)

Bedroom Three
13' 3" x 11' 9" (4.04m x 3.58m)

Bedroom Four
11' 7" x 11' 10" (3.53m x 3.61m)

Bedroom Two
15' 4" x 12' 5" (4.67m x 3.78m)

Mezzanine Study/Office Gallery office/study space over the garden room with a glazed balustrade.

Bedroom Three Window to the front aspect with exposed lintel, built in wardrobe. Cupboard housing hot water cylinder and boiler.

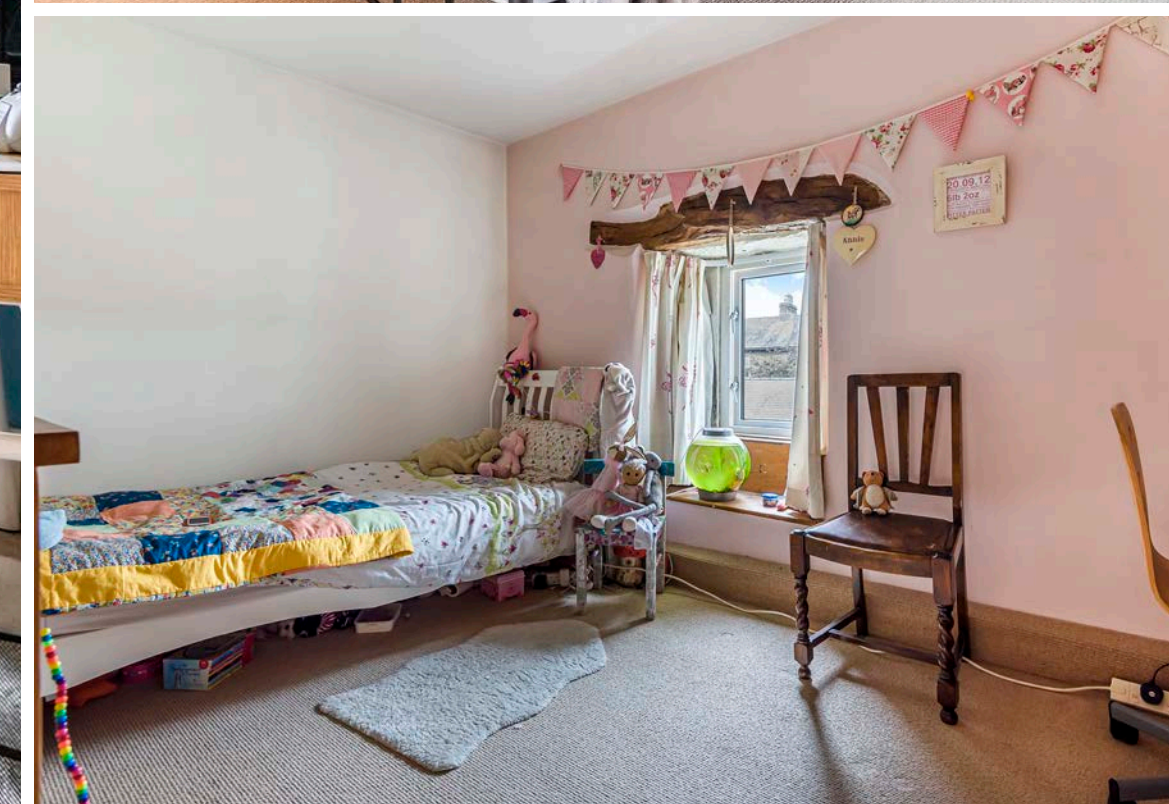
Bedroom Four Window to the front aspect with ceiling light point. Built in cupboard over the stairs.

Family Bathroom Four piece suite comprising of; panelled bath with electric shower over, pedestal hand wash basin, low level W.C and bidet. Window to the rear aspect, part tiled walls.

Second Floor

Bedroom Two The converted attic room is another spacious light double bedroom with skylight and window to the front aspect, built in storage with extra eves storage. TV point and door leading to:

En-Suite Shower Room Luxurious en-suite comprises of; Shower unit, vanity wash basin and low level W.C. with part tiled walls in marble and contemporary marble floor.





Outside

Proctors Farm has the benefit of a well screened enclosed garden to the front of the property with a cobbled path leading to the front door and raised patio area to enjoy alfresco dining. With well established shrubs and trees, laid lawn and further patio area to the end of the garden ideal for a hot tub.

Garage 22' 2" x 9' (6.76m x 2.74m) With electric roller shutter door, light and power.

Important Information

Services:

Mains electricity, mains gas, mains water and drainage.

Council Tax Band :

Band E Lancaster City Council

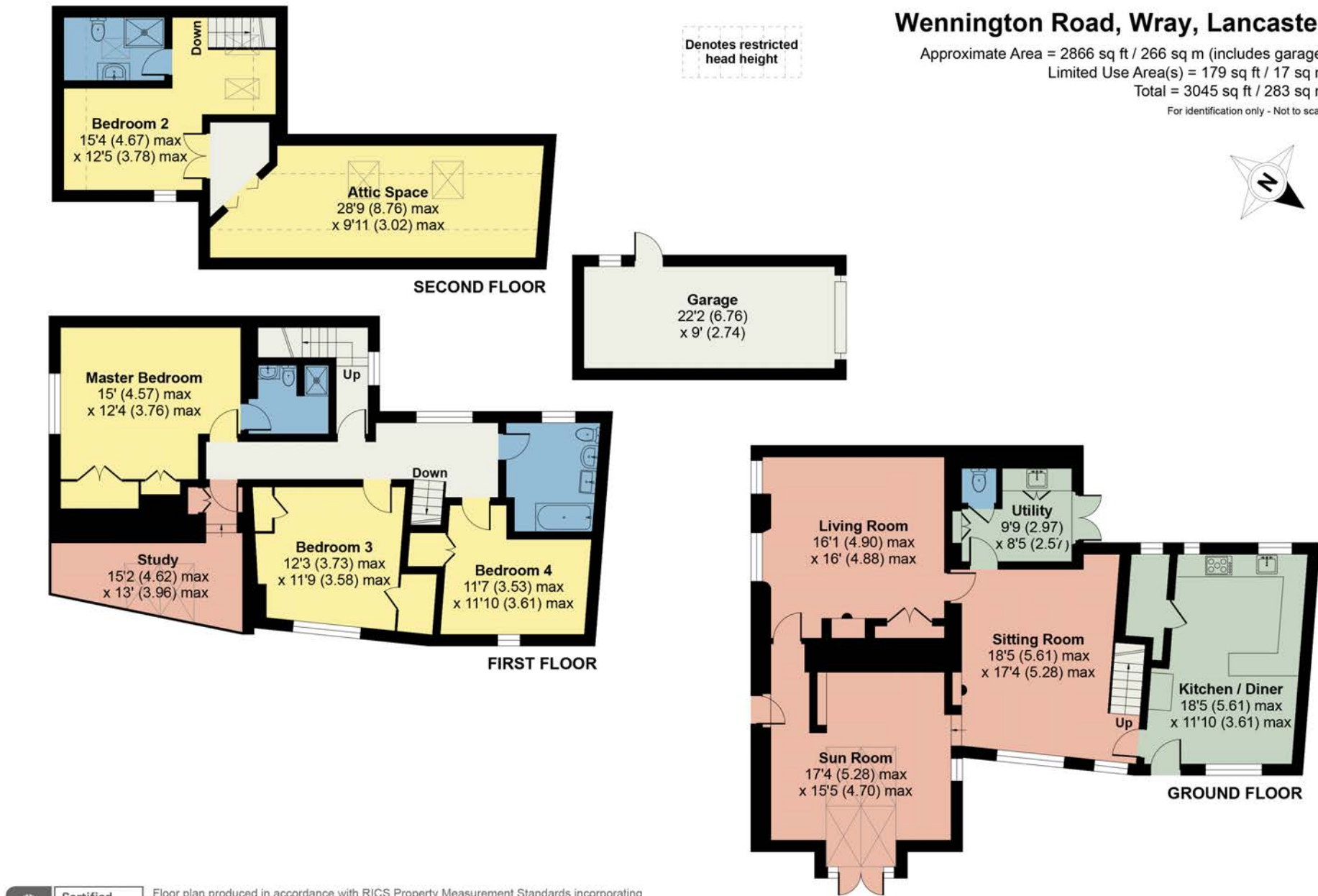
Energy Performance Certificate:

The full Energy Performance Certificate is available on our website and also at any of our offices.

Tenure:

Freehold. Vacant possession upon completion.

Floorplan & Boundary Map



RICS Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021.
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Directions

Proctors Farm Wennington Road, Wray, Lancaster, LA2 8QQ

Coming into Wray from the North, bear right onto the Gars and then first left into a farmstead development. Park in front of the last garage and go through the gate to Proctors Farm.



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& LEIGH**

Viewings

Strictly by appointment with Hackney & Leigh
Kirkby Lonsdale Office.

To view contact our Kirkby Lonsdale office:

Call us on 015242 72111

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