



Hornby

£275,000

The Old Police Station
2 Lancaster Road
Hornby
Lancaster
LA2 8JS

A rare opportunity to purchase the central portion of the cleverly converted former Hornby Police Station & Magistrate's Court – a late 19th century building steeped in history.

This grade II listed property, arranged over three floors, comprises of two bedroom accommodation with some period features retained and the cottage enjoying a manageable garden. This well known and important building is located to the southern bridge of the popular Lune Valley village with excellent easy access to junction 34 and M6.

Property Ref: KL3294





Kitchen



Second Bedroom

Location

From Kirkby Lonsdale take the A683 south passing through Tunstall and Melling. Over the bridge in Hornby following the road to the right. The property is situated immediately on the right. Number 2 can be found in the middle of the building.

Lying within the Forest Of Bowland AONB, the idyllic village of Hornby has a thriving community and provides a shop / newsagents, a swimming pool, post office with tearooms and a well-regarded butchers. Hornby also offers a primary school and day nursery and has two churches and doctors surgery, the village Institute offers a calendar of social events throughout the year.

For further amenities, the nearby market town of Kirkby Lonsdale offers plenty of restaurants, pubs and grocery stores or slightly further afield, the historic city of Lancaster along with its array of amenities and mainline railway station lies within 10 miles, as well as the M6 motorway.

Kitchen 13' 7" x 7' 3" (4.14m x 2.21m)

Enter the property via part glazed door. This kitchen is fitted with both wall and base units with stainless steel handles and beech block effect complimentary worktops. Stainless steel sink and drainer with mixer tap. Integrated appliances including four ring hob, oven, extractor, fridge and freezer. Space and plumbing for washing machine. Cupboard housing the boiler. Part tiled walls and ceiling down lights. Window to the rear aspect overlooking the Garden.

Lounge 16' 7" x 13' 10" (5.05m x 4.22m)

From the kitchen you enter into a beautiful bright spacious lounge. Feature Inglenook styled fire place with stone mantel and hearth complementing a wood burning stove. Original leaded bay windows to the front aspect. Built-in under the stair cupboard providing useful storage space. Both wall and ceiling lights fitted. TV Ariel point. Double Radiator.

First Floor Landing

Wall lights and a double radiator.

Bedroom Two 12' 9" x 7' 11" (3.89m x 2.41m)

Two glazed windows to rear aspect overlooking the garden. Featured exposed stone work. Ceiling down light. TV Ariel points.



Sitting Room

Family Bathroom

Fitted three piece suite comprising of W.C., pedestal hand basin and bath with over head shower and hand held shower attachment. Completed with part tiled floor and tiled walls. Inset ceiling lights and extractor fan. Double radiator.

Dressing Room / Office 14' 0" x 9' 0" (4.27m x 2.74m)

Lovely light room offering a generous amount of space. Large original window to front aspect. Under the staircase storage. Double radiator. TV Ariel points. Stair case leading to mezzanine.

Master Bedroom 13' 10" x 9' 3" (4.22m x 2.82m)

Mezzanine overlooking the Dressing room / Office. The stunning exposed beams give this room a tone of character. Roof window, ceiling down lights, double Radiator and TV Ariel point.

Outside

To the rear of the property is a paved patio with steps leading to a low maintenance garden. Allocated private parking space.

Services

Main electricity, water and drainage. Central heating.

Council Tax

Band B - Lancaster City Council

Tenure

Freehold



Master Bedroom

Viewings

Strictly by appointment with Hackney and Leigh Kirkby Lonsdale Office.

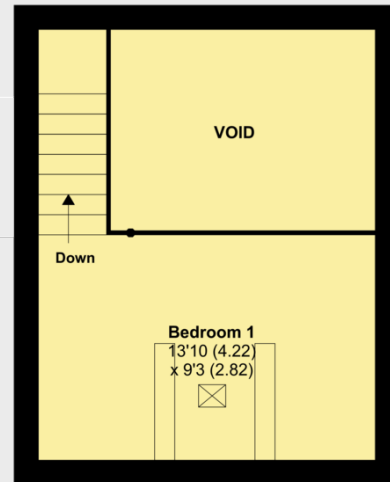
Energy Performance Certificate

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

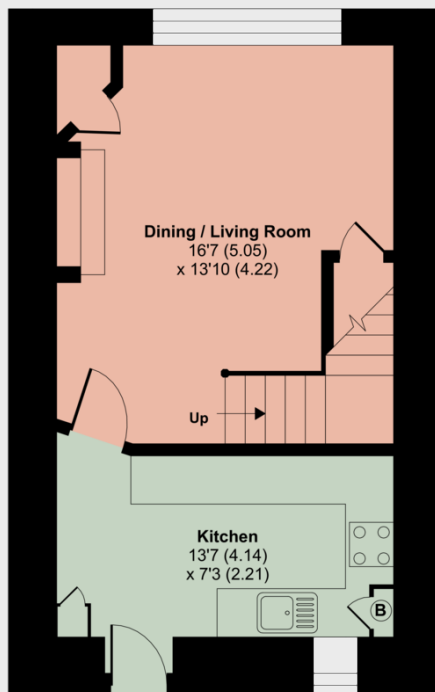
Lancaster Road, Hornby, Lancaster, LA2

Approximate Area = 832 sq ft / 77.3 sq m

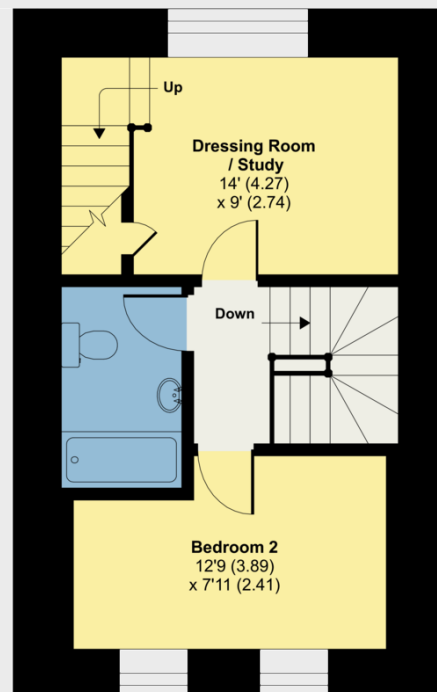
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MEZZANINE FLOOR



GROUND FLOOR



FIRST FLOOR



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