



 Lane Head Farm House



Lane Head Farm House

Hornby Road, Wray, Lancaster, Lancashire, LA2 8QN

A traditional double fronted detached period home updated, renovated and transformed into a family articulated property now ready for 21st century living with a mix of traditional features and contemporary finishes creating a wonderful atmosphere. In addition to the four bedroom and two bedrooms the living spaces are simply superb with the Kitchen/Dining/Day room particularly attractive with an intelligent use of modern materials and architectural know how. A Fabulous home with low maintenance outside spaces, off road parking and outside entertaining/BBQ room.

Quick Overview

- Four Bedroom Farm House
- Large Kitchen Living Space
- Located in the popular Village of Wray
- Off Road Parking



Location

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

Welcome

Entrance Hall Stone steps lead up to the front door and into a welcoming traditional farm house feel home. With Feature beams and wooden panelling. Ceiling light point and radiator.

Office A useful room perfect for hanging coats and muddy boots or alternatively a great office space. Feature beams and lintels, ceiling light point, double radiator and additional under the stairs storage.

Toilet A stylish room with feature part tiled walls, low level W.C. pedestal hand basin and heated towel radiator.

Store Cupboard Housing the boiler, an ideal airing cupboard and storage space.

Specifications

Office
9' 3" x 8' 11" (2.82m x 2.72m)





Kitchen/Living/Dining

Specifications

Kitchen/Living/Dining
25' 1" x 10' 11" (7.65m x 3.33m)

Kitchen
16' 7" x 9' (5.05m x 2.74m)

Kitchen/Living/Dining Stepping up into a welcoming open space filled with features and natural light from the 4 Velux windows. Excellent for entertaining or families. With underfloor heating throughout.

Kitchen Fitted with a range of farm house style wall and base units with complementary marble effect work surfaces, tiled splash backs, one and a half sink. Integrated BOSCH double oven and microwave. With gas five ring hob and extractor hood over, integrated dish washer and fridge with separate integral freezer. With ceiling down lights and Bifolding double glazed windows.

Dining Space With three ceiling light points, television point and double radiator. Large space for dining table and door leading to the patio garden.



Day Room

Day Room This spacious room is filled with light from the impressive sky light, additional bi folding doors and patio door leading to the front aspect. TV point and ceiling down lights.

Specifications
Day Room
22' 1" x 12' 4" (6.73m x 3.76m)





Living Room

Specifications

Living Room
22' 2" x 9' 5" (6.76m x 2.87m)

Living Room Ideal for the cold winter nights with stone fire place and multi fuel burner. Window to the front aspect. Exposed beams and lintels two double radiators.

Utility Fitted with wall units and complementary worktop, space and plumbing for washing machine. Ceiling light point and radiator.



Bedrooms Galore



Specifications
Master Bedroom 11' 10" x 10' 5" (3.61m x 3.18m)
Bedroom Two 12' 8" x 12' 2" (3.86m x 3.71m)
Bedroom Three 10' 8" x 10' 3" (3.25m x 3.12m)
Bedroom Four 9' 5" x 9' 4" (2.87m x 2.84m)

Second Floor Landing With velux window and ceiling down light. Loft cupboard with additional eaves storage.

Master Bedroom Light spacious master bedroom with Velux window, built in eaves storage cupboards. Television point, ceiling down light and double radiator. Door leading to;

Master En-Suite Luxurious en-suite comprises of; walk in shower with rainfall head, vanity wash basin and low level W.C. With part tiled walls, heated towel radiator, ceiling down light and Velux window.

First Floor Landing Ceiling down light and exposed feature beams.

Bedroom Two Window to the front aspect with exposed beams and double radiator. Ceiling down light and television point.

Bedroom Three Window to the front aspect with exposed beams and double radiator. Ceiling down light and television point.

Bedroom Four Window to the side aspect with exposed beams and double radiator. Ceiling down light and television point.

Family Bathroom Four piece suite comprising of; panelled bath, walk in shower, pedestal hand wash basin, low level W.C. Velux window, part tiled walls and heated towel radiator.





Outside

A well presented secure patio garden to the rear of the property, perfect for entertaining or children playing. Including outside lights. With a small patch of grassed area to the side of the property. To the front of the property there is ample off road parking and two power points for electric cars.

Outbuilding Additional outbuilding with separate low level WC, hand basin and ideal space to store bikes. With a separate space which can used to host and entertain with an open fire for a cosy feel. Light and power points.

Important Information

Services:

Mains electricity, mains gas, mains water and drainage. B4RN hyper - fast cabling is laid and accessible from Brownthwaite if desired for ultimate connectivity

Energy Performance Certificate:

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

Council Tax Band :

Band F Lancaster City Council

Tenure:

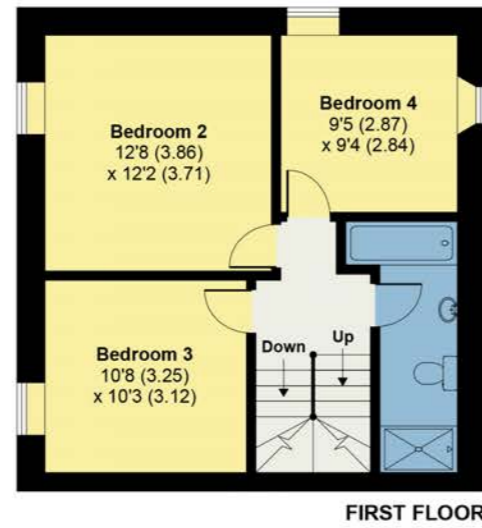
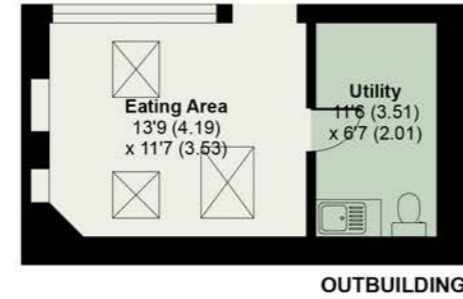
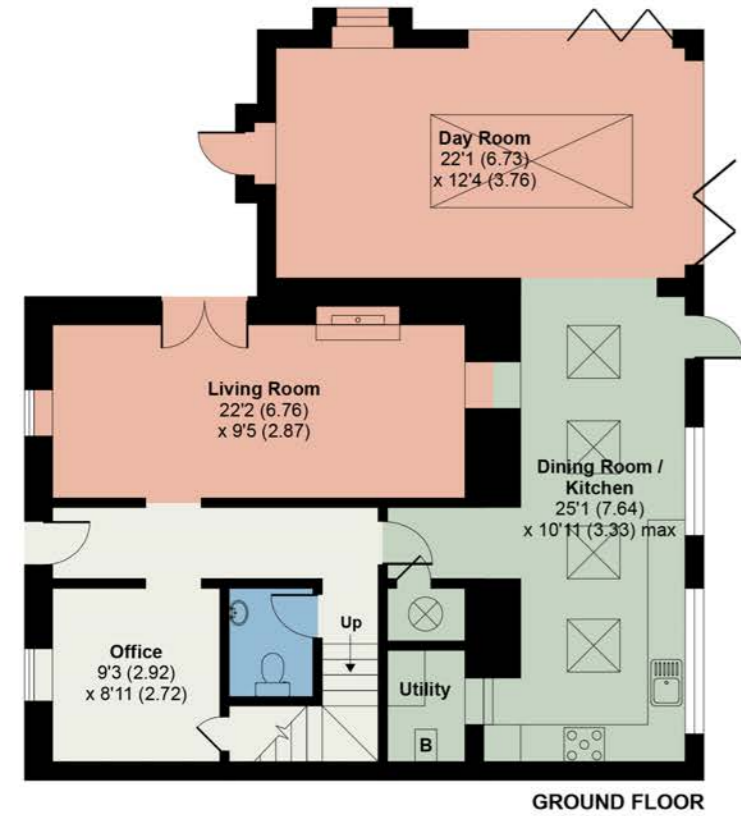
Freehold. Vacant possession upon completion.



Hornby Road, Wray, Lancaster, LA2

Approximate Area = 1925 sq ft / 178.8 sq m
 Outbuilding = 237 sq ft / 22.0 sq m
 Total = 2162 sq ft / 200.8 sq m

For identification only - Not to scale



Directions

Lane Head Farm House, Hornby Road, Wray, Lancaster, Lancashire, LA2 8QN

From the Hackney & Leigh Kirkby Lonsdale office, turn left and leave the square on Market Street, heading towards the A65. Once on the A65, take the second right hand turning onto the A683. Follow this road for over 3 miles, turning right at the bridge heading towards Melling. Proceed on the A683 towards Wennington. On entering the village of Wennington turn right onto Lodge Lane and follow this road to the very end, turning right onto the B6480. Continue on this road through the village of Wray, the property is located on the left.

Viewings

Strictly by appointment with Hackney & Leigh
Kirkby Lonsdale Office.

To view contact our Kirkby Lonsdale office:

Call us on 015242 72111

3 Market Square, Kirkby Lonsdale, Lancashire, LA6 2AN
kirkbysales@hackney-leigh.co.uk

www.hackney-leigh.co.uk

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