



Apple Tree Cottage



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Home Farm Close, Wray, LA2 8RG

An immaculately presented modern detached house that offers beautifully finished family accommodation with the flowing layout including four bedrooms, three bathrooms and for those working from home, an office. Occupying a corner plot with maturing gardens, the property has a double garage and parking with the development situated on the fringe of the popular village with the countryside on your doorstep.

Quick Overview

Four Bedroom Detached Family Home
Two Reception Rooms & Two En-Suite Bedrooms
Spacious Living Room and Exceptional Dining Kitchen
Garage, Off Road Parking
Enclosed Gardens
Countryside Views From Each Bedroom
Within Catchment Area For Queen Elizabeth School
Excellent Transport Links



Welcome

Built in 2020, Apple Tree Cottage enjoys the best of both worlds. It still enjoys the mainly new feels and of course the low maintenance benefits that come along with that but, the current owners have succeeded in making the property feel unique and established with their own finishing touches.

Detached and spacious with light sunny rooms, extremely well presented throughout and super, modern Kitchen and Bathrooms having created a unique family home, with fabulous luxury and flexible accommodation to suit a wide range of buyers.

Light & Airy Living

The ground floor to this stunning home flows magnificently throughout. The welcoming Hallway is spacious and has a useful Cloakroom with modern 2-piece white suite.

The first reception room on your right from the hallway, currently used as a snug - the ultimate den for teenagers - or an ideal office for those who work from home. Into the main living area, the two large windows make this room light and airy while still having a cosy feel.



Specifications

Snug / Family Room
10' 9" x 10' 4" (3.28m x 3.15m)

Living Room
18' 4" x 10' 9" (5.59m x 3.28m)





Open Plan Kitchen & Dining

Specifications

Kitchen/Dining Room
29' 1" x 10' 10" (8.86m x 3.3m)



From the hallway your eyes are drawn immediately to the simply spectacular open plan family kitchen.

This fantastic open plan kitchen/dining room is a fabulous sociable space that really has the Wow factor, entertaining in here will be a joy! Filled with natural daylight from the bi-folding patio doors that lead to the garden which is simply an extension of the indoor entertaining space.

The kitchen space itself is a chef's dream, this bespoke kitchen is fitted with a range of soft close cabinetry in soft light grey and complementary natural stone worksurfaces. Equipped with all the appliances you could need including four ring hobs with extractor hood over. With a high-level combination microwave oven, oven with warming drawer underneath; an Indesit dishwasher, an Indesit fridge and separate freezer. All designed and fitted around the stylish breakfast bar.

Off the kitchen is a utility room with matching units providing space and plumbing for washing machine and tumble drier with door leading outside.

Bedrooms One & Two

From the hallway ascend up the oak staircase with glass balustrade to the first floor where you will find bedrooms galore!

Four double bedrooms, two of which include ensuite shower rooms. All four bedrooms have far reaching views of the countryside and beyond. Both ensuites are fitted with a three-piece Villeroy Bosch suite consisting of a WC, a wash hand basin set in a vanity unit and a shower cubicle, fitted with a Hansgraphe shower unit and waterfall shower head, with a glass sliding door and tiled surround. .

Specifications
Bedroom One 14' 3" x 10' 10" (4.34m x 3.3m)
Bedroom Two 14' 1" x 10' 4" (4.29m x 3.15m)





Bedrooms Three & Four

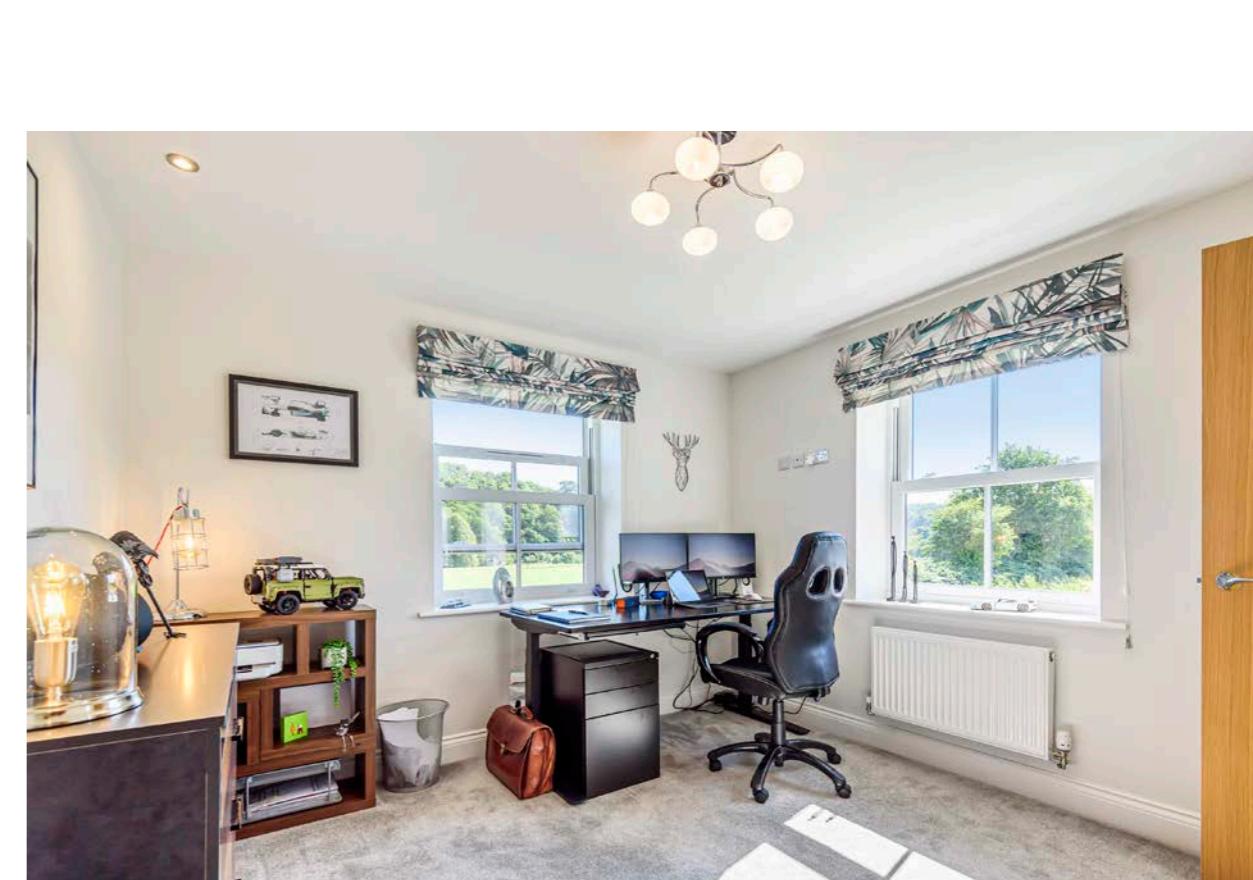
Specifications

Bedroom Three
10' 10" x 10' 3" (3.3m x 3.12m)

Bedroom Four
10' 10" x 9' 9" (3.3m x 2.97m)

The additional bedrooms have a multitude of purposes, maybe a nursery, home office or a large walk in closet the choice is yours.

There is an exquisite three-piece family bathroom consisting of a WC, a wash hand basin and a bath with Hansgrohe shower over a glass shower screen and tiled surround







Outside

The gardens work perfectly to create a superb level of privacy whilst being secure for children and pets. To the front of the property there is a lawn garden. With Indian sandstone pathways and feature raised planted borders. Pathways lead round to the rear of the property that enjoys a spacious Indian sandstone flagged patio, perfect for alfresco dining in the summer!

The garage has an electric up and over door and industrial vinyl tiled flooring. With fitted wall and base units, work top and sink unit. This superb space could be utilised as a games room, a home cinema, office, or a gym... the list goes on.

Important Information

Services:

Mains electricity, mains gas, mains water and mains drainage

Energy Performance Certificate:

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

Parking:

Parking for several cars on the drive.

Council Tax Band:

Lancaster City Council - F

Tenure:

Freehold

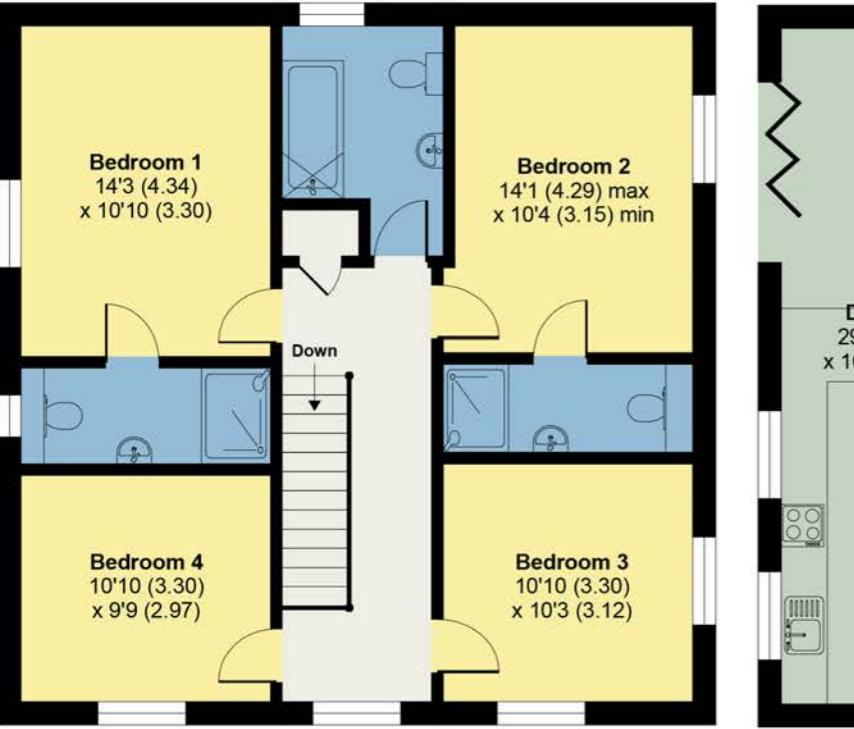
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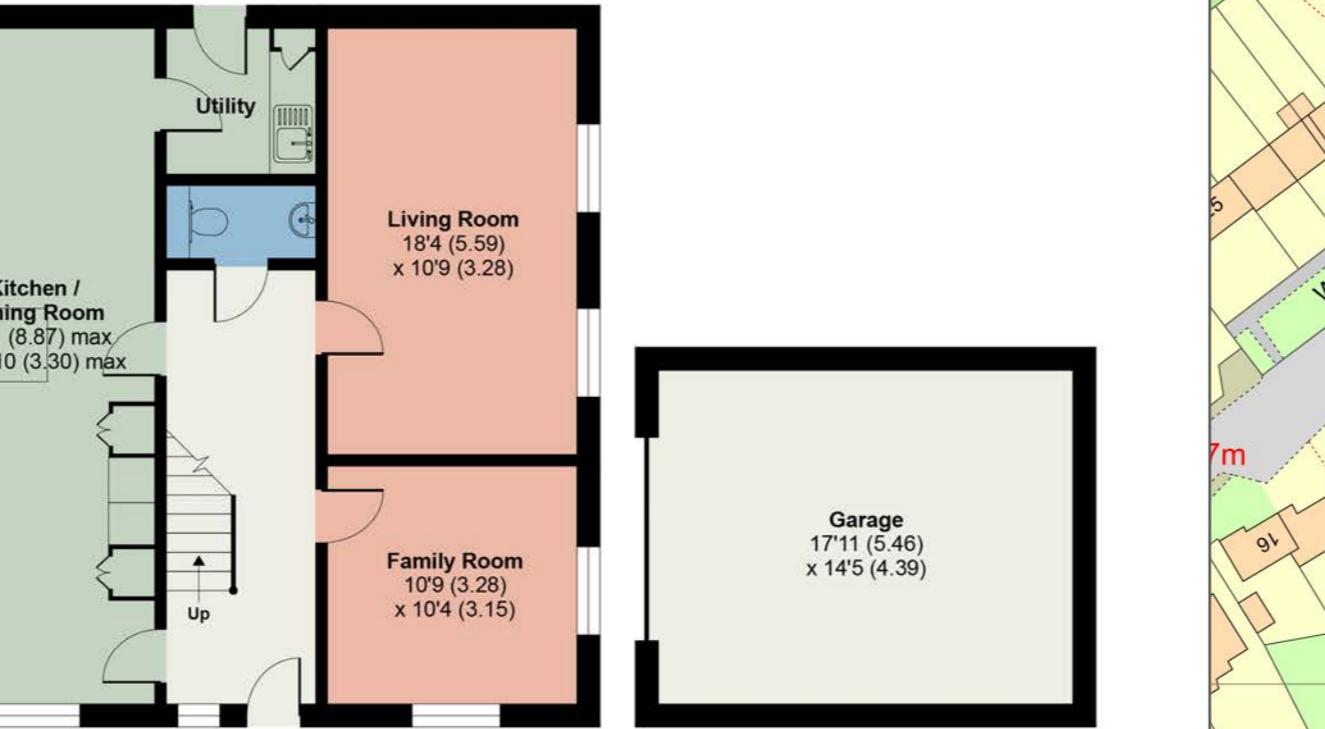


Apple Tree Cottage , Home Farm Close, Wray, LA2

Approximate Area = 1710 sq ft / 158.8 sq m
 Garage = 261 sq ft / 24.2 sq m
 Total = 1971 sq ft / 183.1 sq m
 For identification only - Not to scale



FIRST FLOOR

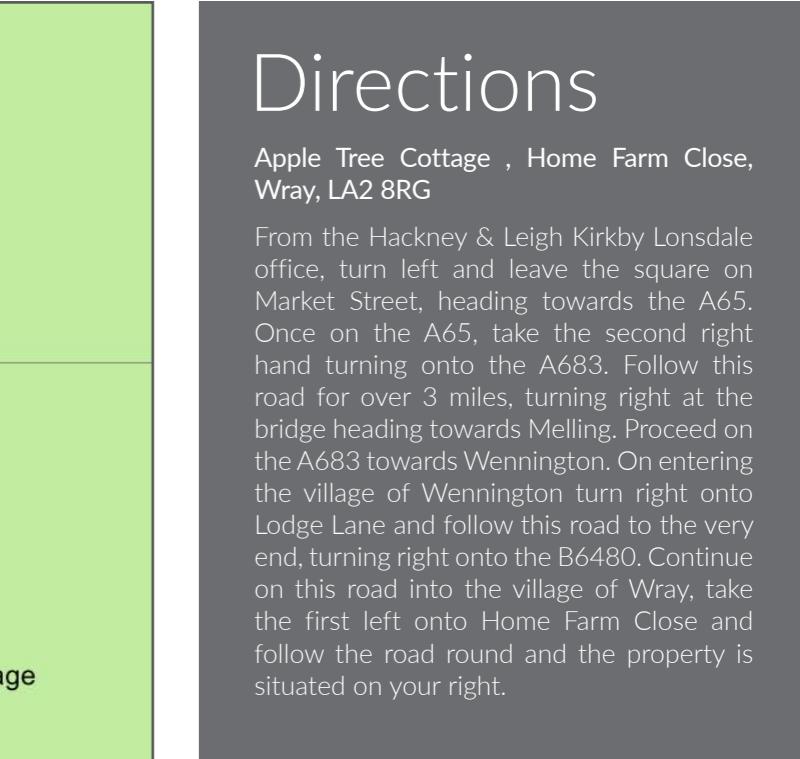


GROUND FLOOR



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating
International Property Measurement Standards (IPMS2 Residential). ©nichecom 2022.
Produced for Hackney & Leigh. REF: 883241



Viewings

Strictly by appointment with Hackney & Leigh.

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