



 Beech End





## Beech End

Deer Park Lane, Hornby, LA2 8LF

Beech End is a large detached home that offers extensive, flexible living spaces which sits proudly in an elevated position within the thriving village of Hornby, located within the Forest of Bowland AONB. The property is surrounded by beautiful far-reaching views with a glimpse of Hornby Castle to the side. The village is conveniently located for access to Hornby's very own primary school and secondary schools close by including Carnforth High, Lancaster Royal Grammar School, Ripley St Thomas and Queen Elizabeth School, Kirkby Lonsdale.

The ground floor comprises a generous family dining-kitchen, living room, utility, shower room and two good sized double bedrooms, with the first floor having three double bedrooms, a bathroom and a shower room. Completing the picture is a detached double garage with studio workshop / home office and extensive, well-tended gardens.

### Quick Overview

A large detached house in a picturesque village setting

Enjoying fine views from all the principal rooms

Excellent open plan living space

Five bedrooms & three bath/shower rooms

Large well tended gardens

Detached double garage

Workshop / home office

Ample off-road parking

Easy access to M6

B4RN hyper-fast broadband connectivity





## Location

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Lying within the Forest of Bowland AONB, the idyllic village of Hornby has a thriving community and provides a shop / newsagent, swimming pool, post office with tearoom, antiques shop and a busy pub. Hornby offers a primary school, day nursery, two churches and a doctor's surgery. The village Institute has 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. Hornby is well connected with the M6 motorway less than 8 miles away and local buses running up and down the Lune Valley.



# Welcome

On arrival to this substantial five-bedroom family home, it is clear to see how beautifully placed the plot is, surrounded by far reaching views to the surrounding fells. Follow the sweeping drive round to the elevated plot, passing the beautifully kept garden. The outside space is plentiful and wraps around the property, with a double garage, ample off-road parking and a workshop, perfect for an at-home office or potential annexe (subject to planning consents). The property includes wonderful features, from solid wood parquet flooring to spacious rooms, as well as being positioned in a way that catches the sun all day long making this a true family home, attractive to a wide range of buyers.







## Wine, Dine & Entertain

### Specifications

Kitchen/Diner  
27' 3" x 13' 8" (8.31m x 4.17m)

Sun Room  
12' 9" x 12' 7" (3.89m x 3.84m)



Stepping into the property's porch, there is ample space for hanging coats and kicking off muddy boots. Into the hallway, there is a handy utility room to your left, fully fitted with wall and base units, worktop, Belfast sink and mixer tap, with space and plumbing for a washing machine, this room also houses a Vaillant boiler. There is a part glazed door that leads outside. To the right of the utility, there is a downstairs shower room, fitted with shower, pedestal wash basin and WC.

The real star of the show for this property is the open plan kitchen / dining / living area, with space and light flowing effortlessly from room to room. The kitchen comprises of birch faced wall and base units with contrasting black worktop, one and a half sink unit with tiled splash-back, Neff oven and grill, traditional Rayburn and spaces for a fridge/freezer and dishwasher. With this area of the house being a great sun trap, the home very easily soaks up the sun and requires little heating on those sunny days. The wood block flooring runs into the dining area which has space for a large dining table, perfect for families or entertaining friends.



# Far Reaching Views

The living room enjoys far reaching views to the front with the floor to ceiling patio door also providing access to the garden. The sunroom provides the perfect place for soaking up the sun or entertaining friends and has tiled limestone flooring with underfloor heating.

### Specifications

Living Room  
18' 11" x 15' 9" (5.77m x 4.8m)







## Ground Floor Bedrooms

### Specifications

**Bedroom Three**  
13' 4" x 12' 10" (4.06m x 3.91m)

**Bedroom Four**  
10' 1" x 9' 5" (3.07m x 2.87m)



The ground floor also has two good sized bedrooms with space for a double bed and furniture, as well as having handy built-in wardrobes. Both rooms have parquet flooring throughout and windows overlooking the garden.

Following the stairs to the first floor, there is a large landing with eaves storage and an airing cupboard at the top of the stairs. The current owners have taken advantage of this large space and use it as a study area. It is an ideal space for those working from home, with elevated views from the dormer window.





## Second Floor Bedrooms



### Specifications

**Bedroom One**  
12' 9" x 12' 9" (3.89m x 3.89m)

**Bedroom Two**  
9' 8" x 9' 7" (2.95m x 2.92m)

**Bedroom Five**  
14' 2" x 8' 9" (4.32m x 2.67m)

To the right of the landing is bedroom five, a pretty double bedroom with large built in under eaves storage cupboard. The side aspect window enjoys views of the garden.

To the left of the landing is an archway that leads to an inner hall which provides access to a further two bedrooms, bathroom and a shower room. The Velux window keeps this space light and bright and there is a useful cupboard which provides a handy space for storage. Following the landing along is a spacious double bedroom with built in wardrobe and a window that overlooks the surrounding garden.

The house bathroom is well fitted and comprises a panelled bath with Mira shower over, pedestal hand wash basin, WC and tiled walls and flooring. The separate shower room comprises a Mira shower, pedestal hand wash basin, WC, heated towel ladder radiator and feature glass block window.

At the end of the landing is the splendid main bedroom. With a vaulted ceiling and stunning views of the Lune Valley from the floor to ceiling windows this creates a peaceful haven to escape the hustle and bustle of family life.







## Outside

### Specifications

#### Garage

19' 2" x 18' 7" (5.84m x 5.66m)

#### Workshop/Home Office

18' 1" x 12' 5" (5.51m x 3.78m)



There is a substantial double garage with electric up and over door, light and power. Adjoining the garage is a large workshop, currently used as an art studio with fitted wall and base units and sink with drainer, the Velux windows above making the space light and bright. This is an excellent opportunity for a space to work from home, with broadband connectivity, running cold water, electric wall-heater, light and power.

The property benefits from large well tended gardens and a good sized sweeping driveway offering ample parking and turning. The ever so delightful garden has colourful planted borders, well-tended lawns and splendid orchard. There is a vegetable plot with a greenhouse, ready for those looking to grow their own veg. The garden is peaceful and boasts far reaching views, making it a place to be able to sit and enjoy those summer days. There is a most useful shed and undercroft with light and power, providing the additional storage one needs for gardening tools, outdoor gear and much more!

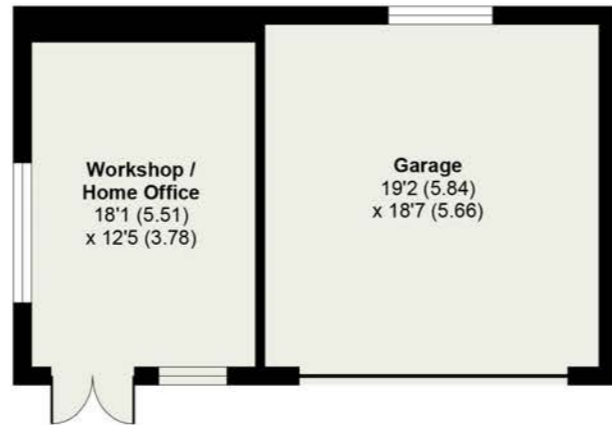
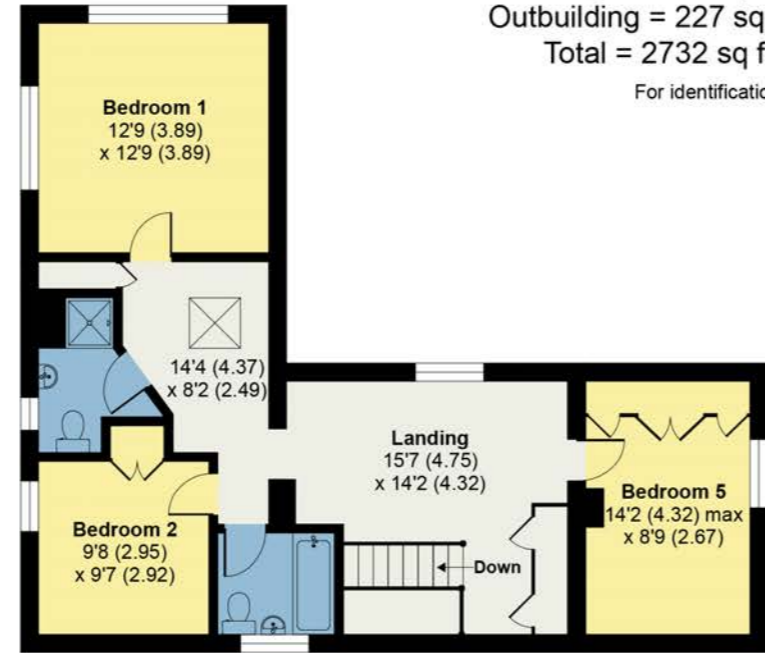
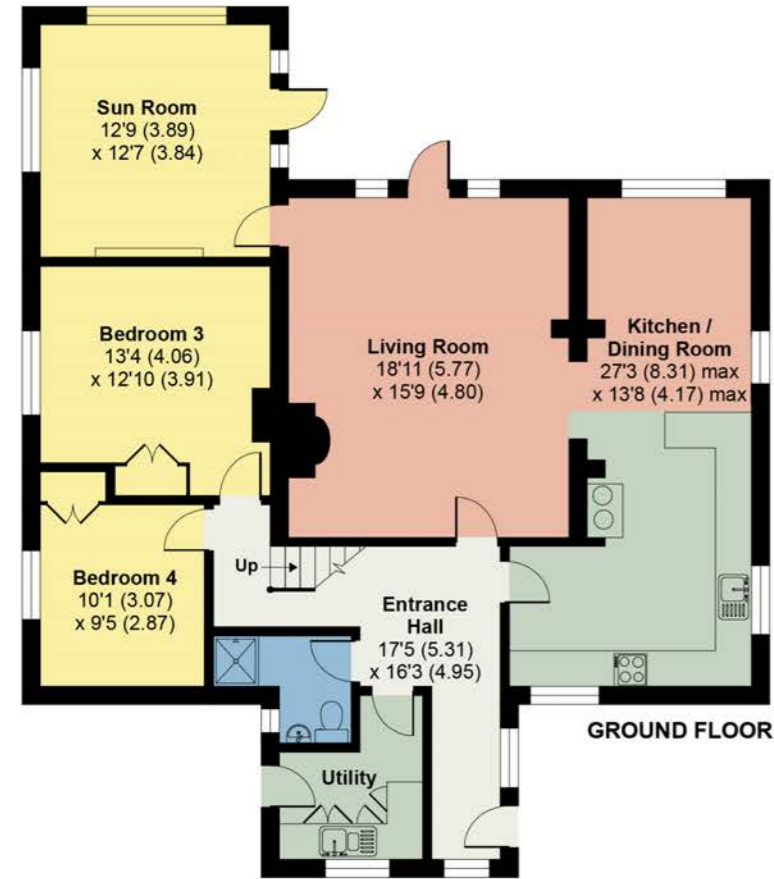






# Beech End, Deer Park Lane, Hornby, Lancaster, LA2

Approximate Area = 2147 sq ft / 199.5 sq m  
 Garage = 358 sq ft / 199.5 sq m  
 Outbuilding = 227 sq ft / 21.1 sq m  
 Total = 2732 sq ft / 253.8 sq m  
 For identification only - Not to scale



## Information

**Services:**  
 Mains electric, mains gas, mains water, private septic tank, gigabit broadband.

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

**Tenure:**  
 Freehold. Vacant possession upon completion.

**What3Words:**  
 ///usage.tram.posed

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



## 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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