



## Hornby

Guide Price £250,000-£300,000

Lune Cottage, Hornby, Lancaster, LA2 8LL

Guide Price £250,000-£300,000 - For sale by Informal Tender (Attached). All tenders to be submitted by 12 noon on Friday 12th July 2024.

A detached true bungalow set in extensive grounds, located just outside the village of Hornby.

Now in need of substantial works, this home offers an abundance of potential to create a wonderful home in a beautiful location. The accommodation comprises; Kitchen with wall and base units, work surface, breakfast bar and a double sink; a dining room with patio doors; a living room with a picture window overlooking the River Lune and beyond; an office with dual aspect, three double bedrooms, and a family bathroom comprising a W.C., vanity basin, panelled bath and part tiled walls.



### Quick Overview

Detached True Bungalow  
 Three Bedrooms & One Bathroom  
 Generous Gardens Surrounding the Property  
 Car Port & Driveway

Property Reference: KL3514



Kitchen



Living Room



Bedroom



Bedroom

### Location

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.

What3Words [///carriage.subject.reeling](https://www.what3words.com/carriage.subject.reeling)

### Accommodation (with approximate dimensions)

**Kitchen** 17' 11" x 13' 1" (5.46m x 3.99m)

**Dining Room** 9' 8" x 9' 5" (2.95m x 2.87m)

**Living Room** 24' 0" x 15' 11" (7.32m x 4.85m)

**Office** 12' 2" x 6' 9" (3.71m x 2.06m)

**Bedroom One** 20' 1" x 10' 4" (6.12m x 3.15m)

**Bedroom Two/Office** 16' 7" x 12' 6" (5.05m x 3.81m)

**Bedroom Three** 13' 0" x 11' 5" (3.96m x 3.48m)

### Property Information

#### Outside

Externally the property is set in a substantial plot, with a private tarmacked driveway with a car port and extensive lawn to the front. The property benefits from an extensive mature garden/grounds to the side and rear of the property and includes a workshop timber store. There is an additional parcel of extensive woodland included within the sale.

#### Services

Mains water and electric. Septic Tank Drainage. Oil Fired Central Heating. We would expect that these will need replacing.

#### Council Tax

Lancaster City Council - Band D

#### Tenure

Freehold. Vacant possession upon completion.

#### Viewings

Strictly by appointment with Hackney & Leigh Kirkby Office.

**N.B** The property is of non traditional construction and as such unlikely to be mortgageable. The property is unregistered so conveyancing will take longer than usual. Care should be taken when viewing this property.



Garden

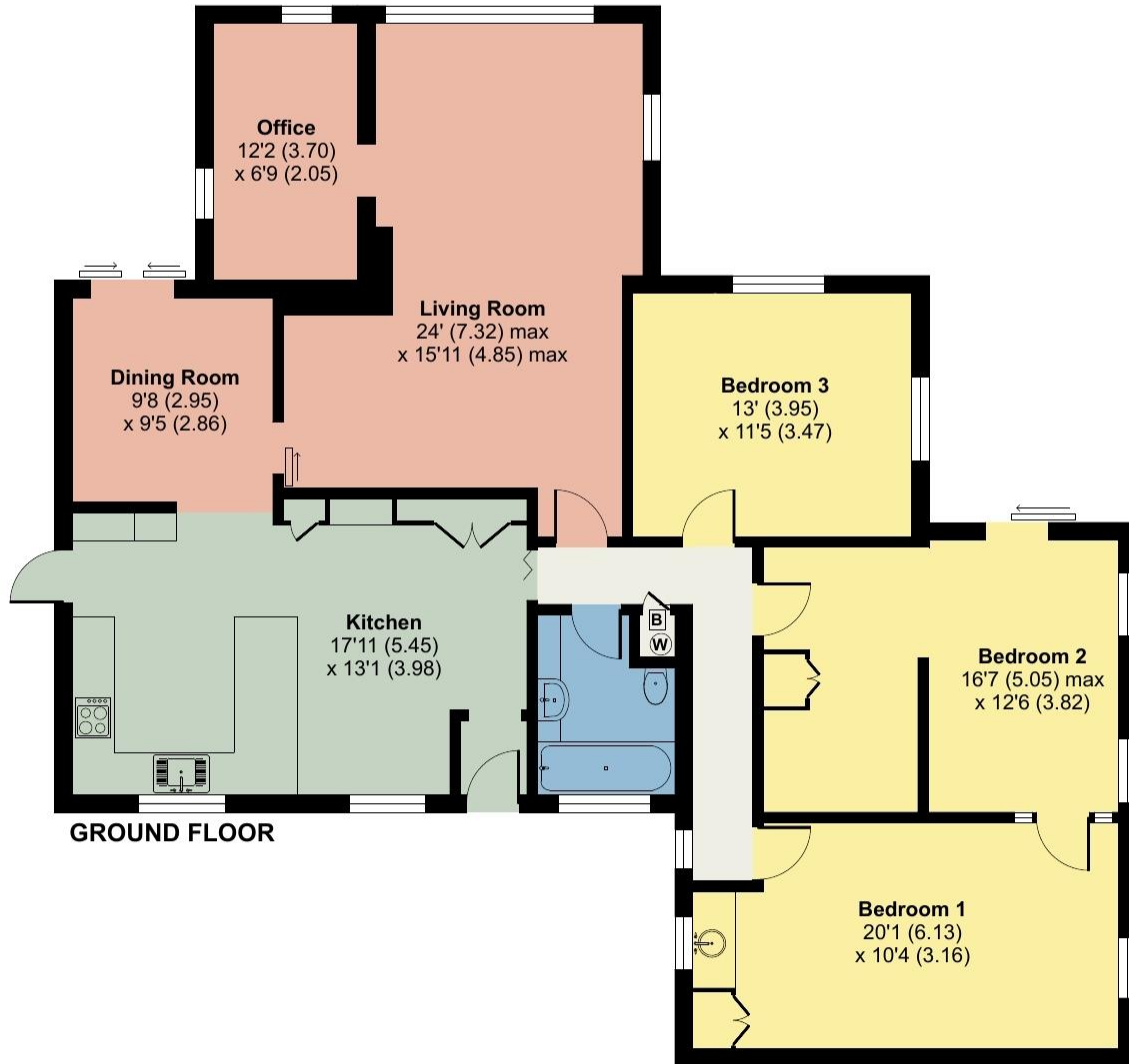
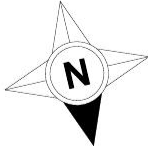


Views

# Lune Cottage, Hornby, Lancaster, LA2

Approximate Area = 1560 sq ft / 144.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hackney & Leigh. REF: 1122665

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