

## Hornby

**£297,500**

16 Main Street, Hornby, Lancaster, LA2 8JR

Step into charm and character at 16 Main Street, Hornby; a beautifully presented stone-built home that instantly feels warm and welcoming. Perfectly blending traditional features with stylish modern finishes, this delightful property will appeal to a wide range of buyers.

Situated in the heart of the sought-after village of Hornby, 16 Main Street is set within the beautiful Lune Valley, an area known for its scenic countryside and welcoming community.

Hornby offers a range of local amenities including a village shop, post office, tea rooms, and a historic castle. The property is conveniently positioned for access to Kirkby Lonsdale, Lancaster and the M6 motorway, making it ideal for commuters and those looking to explore the wider North West.



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Ultrafast  
Broadband\*



On Street  
Parking Available

### Quick Overview

Beautiful Family Home  
Generous Living Spaces  
Well Presented Accommodation  
Open Plan Kitchen/Diner  
Character Features Throughout  
Tasteful Decoration  
Lawn Garden to the Rear  
Popular Village Location  
Close to Local Amenities  
Ultrafast Broadband Available

Property Reference: KL3642



Living Room



Kitchen/Dining Room



Kitchen/Dining Room



Kitchen/Dining Room

From the moment you enter into the porch, you're greeted by charming details such as exposed stone walls, stable-style latch doors, wooden beams, and tasteful décor throughout. The porch features tiled flooring and offers practical space for coats and shoes, setting the tone for the rest of this lovingly updated home.

The cosy living room exudes charm, with a feature Inglenook-style fireplace and gas stove and twin front-facing windows with fitted shutters. Adjacent is a handy cloakroom complete with WC, vanity unit, and complementary tiling.

To the rear, the open-plan dining kitchen is the heart of the home. The dining area features another beautiful Inglenook-style fireplace with log burning stove, while the kitchen is fitted with a range of wall and base units, upstands, and a central island with breakfast bar. Integrated appliances include a Rangemaster oven with extractor and five ring hob, a dishwasher, and space for a freestanding fridge/freezer. The double Belfast sink with a boiling water tap completes this well-designed space-ideal for entertaining family and friends.

Upstairs, a split-level landing leads to three well-proportioned bedrooms and a family bathroom. Bedroom one is a light and airy double with space for furnishings and an exposed stone wall with front aspect window. Bedroom two is a smaller double with original stonework and beams, a built-in wardrobe, and a side window seat-perfect for reading, with bedroom three being a single room featuring integrated wardrobes and a front-facing window.

Finally, the four-piece bathroom boasts a freestanding roll-top bath, corner shower, vanity sink, W.C., and complementary tiling.

Outside, steps from the kitchen lead to a patio ideal for outdoor dining. Two sheds provide ample storage, and stepping stones guide you through the well-maintained lawn with planted borders and a second seating area, perfect for summer entertaining.

#### Accommodation with approximate dimensions:

##### Ground Floor

**Living Room** 13' 11" x 3' (4.24m x 0.91m)

**Dining Room** 16' 8" x 12' 1" (5.08m x 3.68m)

**Kitchen** 13' 11" x 11' 4" (4.24m x 3.45m)

##### First Floor

**Bedroom One** 13' 3" x 13' 0" (4.04m x 3.96m)

**Bedroom Two** 13' 6" x 9' 2" (4.11m x 2.79m)

**Bedroom Three** 13' 8" x 8' 1" (4.17m x 2.46m)



Living Room



Kitchen/Dining Room



Bedroom One



Bedroom Two



Bedroom Three



Bathroom

## Property Information

### Tenure

Freehold. Vacant possession upon completion.

### Council Tax

Lancaster City Council. Band C.

### Services

Mains gas, water, drainage and electricity.

### Energy Performance Certificate

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

[What3words](https://what3words.com/anode.furniture.strides) //anode.furniture.strides

### Viewings

Strictly by appointment with Hackney & Leigh.

### Anti-Money Laundering Regulations (AML)

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).

**N.B.** Please note there is a right of way at the rear for neighbouring properties.



Bedroom One



Bathroom



Garden



Garden

Request a Viewing Online or Call 015242 72111

## Meet the Team

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# Main Street, Hornby, Lancaster, LA2

Approximate Area = 1182 sq ft / 109.8 sq m

For identification only - Not to scale



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2023.  
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