THE OLD POST OFFICE

£495,000

45 Main Street, Hornby, LA2 8JT

Bursting with character and charm and centrally located within this sought after Lune Valley village, a substantial Grade II Listed period property (formerly a cottage dating back to the early 1700s and the attached post office from 1903). Two good sized reception rooms, separate study, welcoming and sociable dining kitchen, utility/cloakroom, four double bedrooms and two bathrooms. A smart and traditional foregarden and to the rear, a delightful private walled garden with shepherd’s hut, small outbuilding and private parking. A great village house.
Enjoying plenty of character and period features, The Old Post Office is a spacious and charming Grade II Listed cottage, formerly two properties with the cottage dating from the early 1700s and the village post office from 1903 (a date stone features above the door). There is a marked contrast between the two periods with the sitting room, kitchen, three of the bedrooms and the bathrooms having either beamed ceilings, exposed trusses and window lintels whereas the living room and main bedroom have tall ceilings, cornices and leaded windows (the living room is a particularly bright room with light from the large bay window) but they very much complement one another and are tastefully decorated, using a palette of Farrow & Ball colours to suit the period and character of this great village home. The rear garden is delightful with a large flagged seating terrace for al-fresco dining, child friendly level lawns, mature planting and trees (enjoy the blossom of the wisteria, cherry and magnolia trees) and raised vegetable beds with a stone and slate outhouse providing useful wood and garden stores. A shepherd’s hut, included in the sale, sits at the bottom of the garden and has a wood burning stove, power and light - this would make the perfect home office or somewhere to simply enjoy a quiet moment in the garden, that’s if it’s not taken over by the children as a den. Within the rear walled garden there is private parking.


Hornby has a village shop/newsagents, a post office with tearooms, a florists and a well-regarded butchers. There are two pubs/restaurants as well as the village institute which is host to a full calendar of social events, a licensed bar and a small gymnasium. Hornby also offers a primary school, day nursery, swimming pool and a doctors’ surgery (which is part of the Kirkby Lonsdale practice). Hornby Castle opens its gardens to the public several times a year and is an absolute treat. As villages go, Hornby has a lot to offer and has a great sense of community.

The popular market town of Kirkby Lonsdale offers a larger range of local amenities; shops, restaurants and pubs, primary and secondary schools, post office and a Booths supermarket and for a more a comprehensive selection, the historic city of Lancaster is 9.3 miles distant. Hornby is situated within the scenic Lune Valley within a Conservation Area and the Forest of Bowland (an Area of Outstanding Natural Beauty), and along with the Yorkshire Dales and the Lake District National Park, the area has so much to offer especially for those keen on outdoor recreational pursuits such as walking, cycling, camping as well as water sports, angling and potholing.

From the south, exit J34 of the M6 and head along the A683 through Caton and into Hornby. On entering the village, proceed around the sharp left hand bend and over the river bridge. The Old Post Office can be found on the left hand side, immediately before the Castle Inn.

Welcome to **THE OLD POST OFFICE**

45 Main Street, Hornby, LA2 8JT

£495,000
Accommodation

- A delightful Grade II period cottage in a central village setting
- Decidedly spacious and bursting with charm and character
- Triple aspect living room with outlook over the front and rear gardens
- Atmospheric sitting room with wood burning stove
- Large dining kitchen and practical utility/cloakroom
- Four double bedrooms and two bathrooms
- Shepherd’s hut with wood burning stove - perfect as a home office, retreat or den
- Rear enclosed garden, great for children and pets
- Good local village amenities
- A great home for families and entertaining
- Kirkby Lonsdale 8.1 miles, Lancaster 9.3 miles
The Old Post Office, 45, Main Street, Hornby, LA2 8JT

Ground Floor = 103.9 sq m / 1118 sq ft

First Floor = 102.3 sq m / 1101 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

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