

## 4 Bedroom Detached House for Sale - £500,000

Post Horse Lane, Hornby, Lancaster, LA2 8RH



### KEY FEATURES

- Impressive Detached Family Home
- Popular Residential Location
- Large Main Reception Room
- Spacious Kitchen
- Four Double Bedrooms
- Two Good Sized Bathrooms
- Front Garden With Driveway
- Private garden To The Side
- Attached Garage



## Description

This magnificent and unique stone built detached family home has been sympathetically transformed to provide a wide range of accommodation, of high quality and charm. The property boasts a mature private garden, distance countryside views and set within this exclusive and sought-after location of Hornby, within the Lune Valley.

The property features; entrance hall and large main reception room with a log burner. Spacious kitchen with space for appliances and breakfast bar. Inner hallway which grants access to the the second reception room or fourth bedroom. Further down the hall is a large four piece bathroom suite and a double bedroom.

To the first floor are two more spacious bedrooms and a three piece bathroom suite. Distant views towards the hills can be seen from the master bedroom.

Externally the property provides off road parking, attached garage and enclosed private garden to the side.

We encourage viewings, to experience what this property has to offer.

## Ground Floor

**Entrance Hall** - Double glazed window and entrance doorway. Wooden flooring. Door leading to-

**Lounge** - 23' 2" x 18' 0" (7.07m x 5.5m) Double glazed bay window to the front aspect. Two double glazed windows to both sides and door leading to the side garden. Log burner with marble hearth. Double radiator. Wooden flooring. Stairs leading to the first floor landing. Door leading to-

**Kitchen** - 9' 9" x 19' 0" (2.99m x 5.8m) Country style fitted kitchen with a range of wall and base units and breakfast bar. A contrasting wooden work surface incorporating a one and a half ceramic sink unit. Free standing Belling stove, with five ring electric hob. Space for a fridge freezer and dishwasher. Double glazed uPVC window to the side and door leading to the side garden. Radiator. Tiled flooring and down lights. Door leading to-

**Inner Hallway** - Fitted storage cupboards, and plumbed for a washing machine. Radiator. Skylight and loft access.

**Dining Room/Bedroom** - 12' 10" x 13' 2" (3.93m x 4.02m) Double glazed uPVC window to the front aspect. Double radiator. Coving to the ceiling.

**Bedroom Four** - 12' 11" x 17' 5" (3.95m x 5.33m) Double glazed uPVC window to the front aspect. Double radiator. Skylight.

**Family Bathroom** - 10' 8" x 11' 5" (3.27m x 3.48m) Four piece





suite comprising; double shower cubicle, bath, wash hand basin and low level WC. Double glazed uPVC window to the front aspect. Heated towel rail. Tiled flooring and down lights.

## First Floor

**Master Bedroom - 11' 0" x 20' 6" (3.37m x 6.25m)** Two double glazed uPVC windows with distant views towards the countryside. Double radiator. Access to loft.

**Bedroom Two - 9' 10" x 14' 8" (3.01m x 4.49m)** Double glazed window to the front and side aspect. Double radiator.

**Bathroom** - Three piece suite comprising; bath, wash hand basin and low level WC. Double glazed window to the side aspect. Heated towel rail. Tiled flooring and down lights.

## Exterior

**External** - Open courtyard style front garden with amply parking, pond and flower bed. Enclosed garden to the side with laid lawn, paved patio, plants and shrubs.

**Garage - 17' 10" x 11' 7" (5.44m x 3.54m)** Up and over door, plus single entrance door to the side. The garage is spacious and provides power and light.

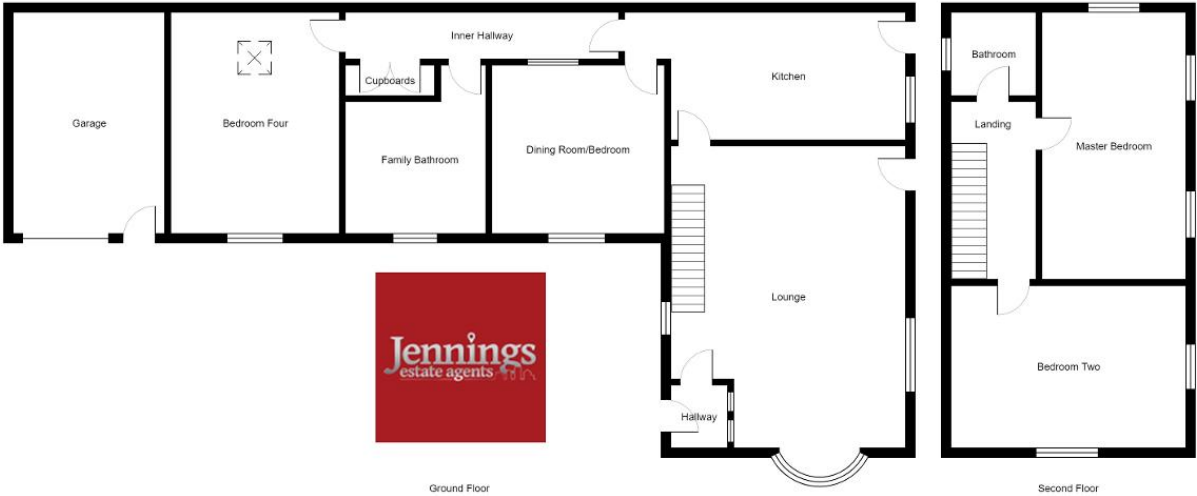








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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80   C
55-68	D	58   D	
39-54	E		
21-38	F		
1-20	G		

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