



Spokeshave Post Horse Lane, Hornby  
£425,000





## Spokeshave Post Horse Lane

Hornby, Lancaster

Superb opportunity to own this detached 4 bed family house in sought after Hornby village. A large detached garage, open aspect rear garden and large, open plan living are just a few of the things that make this a real stand out opportunity. NO CHAIN!

Council Tax band: F

Tenure: Freehold

- Detached House
- 4 Double Bedrooms
- No Chain
- Balcony to Master
- L Shaped, Open Plan Living
- Driveway & Garage
- Gardens Front & Rear
- Sought After Hornby Village
- Lune Valley Location
- Transport & Travel Links





## **Hornby**

Post Horse Lane is a quiet cul de sac just steps away from the heart of Hornby village. You can enjoy countryside views with great village amenities close by. A great family location with river walks and open fields. The village of Hornby is situated close to both Lancaster and Kirby Lonsdale. The village has a welcoming local community and plenty of amenities including shops, a post office, tea room, doctors surgery and swimming pool. There is a popular village primary school and another in the neighbouring village of Wray. Sought after secondary options include, in one direction, QES and in the other direction both Lancaster Grammar Schools and Ripley St Thomas, rated Outstanding by Ofsted. The views in this area are picturesque and a rural life here promises the utmost tranquillity. The property also has fantastic links to the M6 motorway and the bus stop is just across the road.

## **The House**

This generous detached house is tucked down a sought after cul de sac in Hornby village and with generous accommodation, a great open, light layout and hyper fast broadband with a B4RN connection it offers the perfect opportunity for modern families wanting to settle down in a great location. The house is set back with a generous front lawn garden. The double glazed front door opens to a porch and from there a glazed door opens to the hallway. The hallway is light and bright, stairs lead up to the first floor and there is space for a ground floor cloakroom area beside the WC. Sliding glazed doors open to the living accommodation at the rear and the house also has a generous utility/ study where there is plumbing for a washing machine, at the front of the house.

## **Living Accommodation**

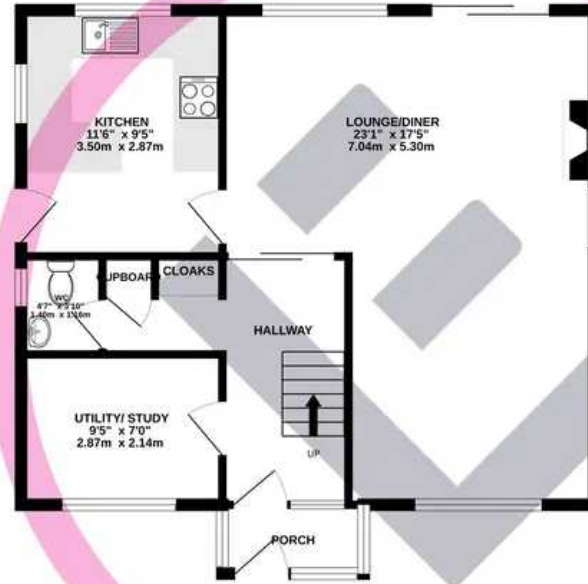
The sliding glazed doors from the hallway open to generous, open plan L shaped living which extends from the front to the rear of the house and where large sliding patio doors open to the open aspect rear garden. With windows to three aspects this L shaped living area is light, bright and offers plenty of space in



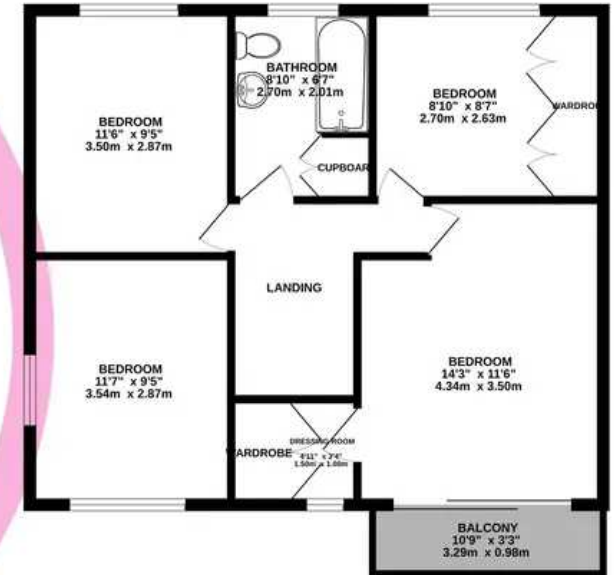
DETACHED GARAGE  
345 sq.ft. (32.0 sq.m.) approx.



GROUND FLOOR  
636 sq.ft. (59.0 sq.m.) approx.



1ST FLOOR  
619 sq.ft. (57.5 sq.m.) approx.



TOTAL FLOOR AREA : 1599 sq.ft. (148.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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