



2 Old Bobbin Mill Wray, Lancaster, LA2 8QR

Set within the beautiful Forest of Bowland AONB and perfectly positioned on the tranquil banks of the River Roeburn in Wray, is this special four bedroom converted mill property on Harterbeck Road. Simply one of a kind, this unique family home offers a perfect blend between character features and contemporary finishes, along with versatile living accommodation that is complemented even further by its South West Facing aspects and riverside views. Being built into the side of a valley, the internal layout descends from road level to the bedrooms and then down to the living areas and gardens. comprising a sociable open plan kitchen dining living room which will certainly appeal thanks its versatility and NEFF integral appliances, a large inviting lounge has a relaxing feel and boasts a striking feature fireplace, a sun room is an ideal space for a morning coffee and an idyllic study/studio enjoys the best of the river sounds and spectacular rural views. Also to the lower ground floor is a stylish three piece shower room suite, a utility room and a storage room. Moving up the stairs you will find three double bedrooms, a single bedroom and a four piece family bathroom suite, with a further short flight of stairs leading up to the main entrance hall. Externally, the property occupies an excellent sized plot with a well maintained South West facing garden that gently slopes down towards the River Roeburn, boasting two alluring patio seating areas and a further decked seating area that is perched beautifully on the river bank. There is a single garage off a shared forecourt with ample parking on street. Situated within 10 miles of Lancaster and the M6 motorway, the sought after village of Wray is an ideal semi-rural retreat and boasts a thriving and diverse community including a highly regarded preschool, forest and primary school, a thriving community shop and a popular village pub. There is also a popular tea room and garden centre along with a host of nearby walks



Ground Floor Entrance

Welcoming entrance hall with stairs leading down to a hall and landing.

Lower Ground Floor 1

Bedroom One

Good sized double bedroom with a window to side and rear aspects including stunning riverside views and woodland, also with a radiator and ceiling light.

Bedroom Two

Second good sized double bedroom, also with delightful views across to woodland and down the river valley, also with a radiator and ceiling light.

Bedroom Three

Third double bedroom with a window to side aspect, radiator and ceiling light.

Bedroom Four

Single bedroom with a window to front aspect, radiator and ceiling light.

Bathroom

Four piece family bathroom suite comprising of a corner shower cubicle, a panel bath, a low flush WC and a wash hand basin. Window to side aspect, towel radiator and ceiling light. Built airing cupboard and mains pressure hot water cylinder.

Lower Ground Floor 2

Kitchen / Dining / Living Room

Spacious open plan room which creates an inviting social space, with a modern fitted kitchen including a range of base and wall mounted units, integrated NEFF appliances to include a four ring induction hob, a dishwasher, double oven and grill plus warming drawer, space for a fridge freezer, sink and drainer unit. The size of room allows for a dining area and a pleasant sitting area, with patio doors leading out to the rear garden and providing plenty of light thanks to its South West facing aspect. In addition, there is kick board lighting to the kitchen, exposed beams, radiators and ceiling lights.

Lounge

Sizeable reception room, with a striking feature fireplace and working fire, character exposed beams, with a patio door leading out to the rear garden, a window to rear aspect, patio

door leading into the sun room, radiators, ceiling and wall lights.

Sun Room

Relaxing sun room, ideal for a morning coffee and overlooking the rear garden. Also with patio doors leading out onto the rear patio and garden, a feature exposed stone wall, radiator and ceiling light.

Study / Studio

This room will surely appeal to prospective purchasers. Offering a peaceful, versatile space overlooking the River Roeburn and with tranquil sounds of the river running by. Ideal place for a study but would also work well as a studio. With windows to side and rear aspects, radiator and ceiling light..

Shower Room

Stylish three piece shower room suite with large walk in shower, a low flush WC and a wash hand basin. Also with tiled floors and walls, a towel radiator and ceiling lights.

Utility

Handy utility room with plumbing for a washing machine, fitted storage units with sink and drainer unit, space for a dryer, radiator and ceiling lights.

Storage

Multipurpose room primarily used for storage and a craft room, with ceiling lights.

External

The property occupies an excellent sized plot with a well maintained garden that gently slopes down towards the River Roeburn. The garden is largely made up of a central lawn area, in addition to well stocked flower bed borders, two inviting patio seating areas that allow for maximum sun exposure and a delightful decked seating space that is perched right on the edge of the river bank. To the front of the house is a single garage off a shared forecourt, with ample street parking alongside.

Additional Land / Woodland

Included within the sale are approximately 4 acres of woodland which are located on the opposing bank to the property. They are highlighted as Plot 1 and 2 in the attached images to the property marketing.

Additional Info

Oil central heating.

The property has a shared recently replaced sewage treatment plant which meets current regulations. B4RN superfast fibre broadband connected.

Wray Village

Situated within the Forest of Bowland Area of Outstanding Natural Beauty, Wray has a thriving and diverse community and boasts a highly regarded local primary school, a community shop and a popular village pub serving excellent food. There is also a tea room and garden centre nearby and a good selection of secondary schooling that includes the Queen Elizabeth School in Kirkby Lonsdale and the Boys' and Girls' Grammar Schools in Lancaster. The desirable village also lies within a 15 minute drive to the M6 motorway and the historical city of Lancaster, making it an ideal semi-rural retreat for commuters.







Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Best energy efficient - lower running costs	Current	Best environmentally friendly - lower CO ₂ emissions	Current
(92-100) A		(21-35) A	
(81-91) B		(36-45) B	
(69-80) C		(46-55) C	
(55-68) D		(56-65) D	
(39-54) E		(66-75) E	
(21-38) F		(76-85) F	
(1-20) G		(86-100) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
	89		42
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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