





## Old Smithy Post Horse Lane, Hornby, Lancaster, LA2 8RH

Located in a discreet area of the Lune Valley village of Hornby, this beautifully characterful detached home offers purchasers space inside and out. Originally four bedrooms, the master bedroom has been opened into one, however there is ample scope to recreate two separate rooms. Showcasing views across the surrounding Lancashire countryside, this room gives nod to its past with a cast iron forge in the garden, wooden beams and exposed stone walling.

Hornby is a village shrouded in history. Hornby Castle, dating back to the 15th century, stands prominent on the side of the River Lune and provides locals with the opportunity to explore their iconic gardens on selected open days throughout the year. The village itself has a fantastic shop selling local produce, and the tea rooms and post office located across the street provides a perfect stop off to catch up with friends. With a public house and swimming baths a short walk away, and a busy village institute, this village is anything but sleepy. Schooling is also well covered as Halton, Hornby, Wray, Caton, Melling and Arkholme all having Ofsted rated Good primary schools at the time of listing.



## Layout (with approx. dimensions)

### Ground Floor

#### Entrance Vestibule

Entered via a wooden solid door with double glazed frosted windows to one side. With decorative stain glass windows, solid wooden flooring and shelving. A wooden glazed door leads into:

#### Living Room

**20'7" x 17'11" (6.29 x 5.47)**

A bright and spacious room, fitted with a feature multi-fuel stove set upon a solid hearth and installed approximately three years ago. With two UPVC double glazed windows overlooking the front, a wooden glazed smaller window, and side garden and a UPVC double glazed door, providing access to the garden. Characterful wooden beams to ceiling, exposed stone walling, solid wooden flooring and two radiators. Open wooden stairs provide access to the first floor, whilst a wooden glazed door leads into:

#### Kitchen

**18'10" x 6'11" (5.75 x 2.13)**

Fitted with a range of wall and base units with a complimentary wooden worktop over and a sink unit with mixer tap and drainer. Fitted appliances include a Belling range oven, with a ring top electric hob and an extractor above. With plumbing for a dishwasher and space for fridge freezer. UPVC double glazed window and we adore providing access to the side garden. Beams to the ceiling down lighters exposed stone wall, tile flooring and a radiator.

#### Dining Room

**13'1" x 13'1" (4.00 x 4.00)**

An excellent versatile room, which is currently used as a dining room come second sitting room. Fitted with a UPVC double glazed window overlooking the front garden. With coving to the ceiling, a radiator and an internal single glazed window allowing ample natural light to flow into the room.

#### Hallway

Fitted with the range of built-in storage cupboards with sliding doors, housing plumbing for a washing machine and space for a condensing dryer. With a Velux double glazed window, wooden laminate flooring and a radiator.

#### Bathroom

**13'1" x 11'4" (3.99 x 3.47)**

A large and spacious room fitted with a four piece suite comprising a WC, a wash hand basin, a bath and a large shower cubicle, with a PVC and tiled surround. Fitted with UPVC double glazed frosted window, downlighters, extractor fan, tiled flooring and a heated towel rail, as well as a radiator.

#### Bedroom Three

**17'5" x 12'11" (5.31 x 3.94)**

A ground floor, which provides purchasers with a versatile space. Fitted with a UPVC double glazed window overlooking the front garden. With a Velux double glazed window and a radiator.

#### First Floor Landing

Stairs lead from the Living Room to a bright and spacious first floor.

#### Bedroom One

**20'8" x 11'4" (6.30 x 3.46)**

Originally two bedrooms, this room has been opened into one, to provide the property with a large Master bedroom. Fitted with a range of built-in wardrobes, three UPVC double glazed windows showcasing views across the surrounding Lune Valley. With access to a small loft space and a radiator.

#### Bathroom

Fitted with a three suite comprising a WC, a wash hand basin and a bath, with tiled walls and flooring. Fitted with a wooden glazed window, downlighters and a heated towel rail.

#### Bedroom Two

**17'11" x 9'9" (5.47 x 2.99)**

A bright and spacious room, fitted with two UPVC double glazed windows showcasing views across the surrounding Lancaster countryside, and a radiator.

#### Outside

To the front of the property, a paved driveway can be found providing off road parking for approximately two cars. This extends to a paved mature garden, with shrubs and planted borders. There is ample room to create more parking should the purchasers wish, and leads to an attached garage. Providing a nod to the property's previous history as a

"Smithy", this area is fitted with a cast iron forge. A pathway leads to the side of the property, with a secure gate providing access to the side garden. Located to the side of the property, a laid to lawn garden can be found, with beautifully planted borders, mature shrubs and a handy garden shed. A beautifully private area providing purchasers with a perfect backdrop to entertain friends and family.

#### Garage

**18'2" x 11'6" (5.54 x 3.52)**

Fitted with an up and over door and a pedestrian side door. This leads into a large garage with ample storage, and fitted a gas central heating boiler. With light and power.

#### Services

Mains electric, mains gas, mains water and mains drainage.

#### Council Tax

Band F - Lancaster City Council.

#### Tenure

Freehold.

#### Viewings

Strictly by appointment with Houseclub Estate Agents, Lancaster.

#### Energy Performance Certificate

The full Energy Performance Certificate is available on our website or by contacting our hybrid office.

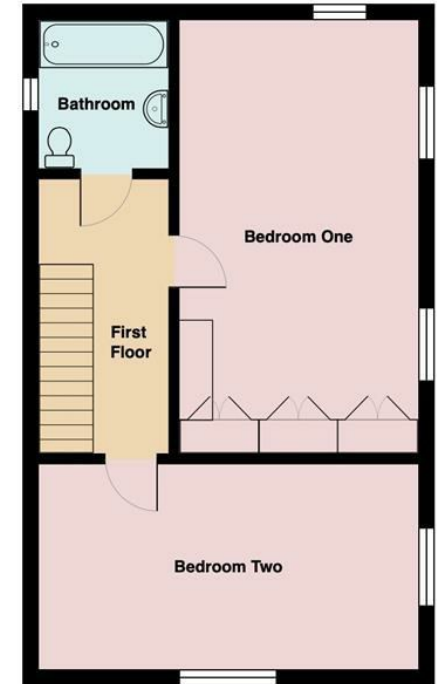












| Energy Efficiency Rating                    |   | Current                 | Possible |
|---|---|-------------------------|----------|
| Very energy efficient - lower running costs |   |                         |          |
| 92 plus                                     | A |                         |          |
| 81-91                                       | B |                         | 80       |
| 69-80                                       | C |                         |          |
| 55-68                                       | D | 58                      |          |
| 39-54                                       | E |                         |          |
| 21-38                                       | F |                         |          |
| 1-20  | G |                         |          |
| Not energy efficient - higher running costs |   |                         |          |
| England & Wales                             |   | EU Directive 2002/91/EC |          |



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