



WATERHOUSE  
ESTATE AGENTS  
Local, Professional Property Services

# 14 Strands Farm Lane - Hornby







## Features

- \* OFFERED AT 75% OWNERSHIP \*
- 2 double bedrooms
- Located in a peaceful residential area
- A Local Occupancy Clause applies
- Manageable gardens with open countryside views
- One allocated parking space and visitor parking available
- Ready to move straight into

### \* OFFERED AT 75 % OWNERSHIP \*

Ready to move straight into, this lovely two bedroom home is perfect for first time buyers or for those looking to downsize. Boasting a generous living room with feature electric fireplace, a light and bright kitchen with space for dining and access directly out to the garden and a ground floor cloakroom which is an absolute must have for all homes! The first floor provides the two double bedrooms with the modern wet room located between the two. The private and secure, low maintenance

rear garden offers room to sit out and enjoy the open countryside views beyond. Mainly laid as lawn with a patio directly outside the home, a shed for storage and all surrounded by secure fencing. At the front of the property is an allocated parking space with further visitor parking available.

**\*\*Please note: there is local occupancy clause that applies to this property, please see our Useful Information section for more details.\*\*** Hornby is a charming village located in the stunning Lune Valley, close to Wray and

Caton, ideally located with easy access to Lancaster, Kirkby Lonsdale and the M6 motorway. The village itself has a primary school rated GOOD by Ofsted with QES secondary school nearby in Kirkby Lonsdale. The village boasts several shops, a tea room, swimming pool, a doctors surgery and Post Office. The historic Hornby Castle is located centrally with its Keep tower dating back to 1520 with gardens that are open to the public and perfect for exploring, a relaxing riverside walk and a walled garden nursery.





## GROUND FLOOR

### Entrance Hallway

4'4" x 4'6" (1.32m x 1.36m)

A welcoming entrance to the home with space to take off shoes and hang up coats.

### Living Room

10'5" x 17'4" (3.17m x 5.28m)

A bright living room with front facing views out to the gardens and a feature, wall mounted electric fireplace to add a cosy touch to the generous room.

### Kitchen/ Diner

7'10" x 14'1" (2.38m x 4.29m)

Equipped with wooden base and wall units, dark work surfaces and modern tiled splashbacks. Integrated appliances include an oven, gas hob and extractor hood above with space for a tall fridge/ freezer and undercounter space for a washing machine and dryer. A window overlooks the rear garden and there is a door leading directly out to the gardens. There is space in the dining area to accommodate a table to seat 4 for formal meals.

### Cloakroom

3'1" x 5'4" (0.94m x 1.63m)

Consisting of a W.C and a hand basin with tiled splashback this is a great addition to the home.





## FIRST FLOOR

### Bedroom 1

10'1" x 13'10" (3.08m x 4.22m)

A double bedroom with elevated front facing views and benefitting from a deep, built-in storage cupboard with fitted shelving and also housing the boiler.

### Bedroom 2

9'3" x 13'11" (2.82m x 4.25m)

A light and bright rear facing double bedroom with two windows offering views over the garden to countryside beyond.

### Wet room

5'8" x 6'8" (1.72m x 2.02m)

A modern wet room consisting of a W.C, hand basin and an open shower space with an electric shower. The room boasts aqua boarding around the shower cubicle with an anti slip flooring.

### Landing

3'9" x 5'4" (1.14m x 1.62m)

Allowing access to all first floor rooms and offering access to the attic space.

### Externally

The secure rear garden offers a private retreat laid mainly to lawn with a patio area in front of the home, perfect for sitting out to enjoy the wonderful open countryside views beyond. There is a shed offering space for storage and the garden is surrounded by fencing. At the front of the property is an allocated parking space with further visitor spaces if required.

### Useful information

Tenure - Leasehold (125 years from 2013)

Leasehold costs- approx. £140 per month (rent) to include buildings insurance, communal electricity, communal gardening and grounds maintenance, car parking, repairs to communal lights.

Shared ownership scheme.

Council tax band - B (Lancaster City Council)

Property built - 2013

Heating -Gas central heating

Drainage - Mains.

What3Words location - ///robes.grace.tolerable.



### PLEASE NOTE, A LOCAL OCCUPANCY CLAUSE APPLIES (Section 106):

\*Person who currently/ have lived in Hornby Parish, Rural Lancaster Villages or Lancaster City Local Authority area at least for 6 months out of 12 months or 3yrs out of the last 5 yrs.

\*Has got immediate family who currently have lived in Hornby Parish, Rural Lancaster Villages or Lancaster City Local Authority area at least for 6 months out of 12 months or 3yrs out of the last 5 yrs.

\*Have a permanent contract of employment in Hornby Parish, Rural Lancaster Villages or Lancaster City Local Authority

\*Has satisfied the council for other significant reasons of the connection to Hornby Parish, Rural Lancaster Villages or Lancaster City Local Authority



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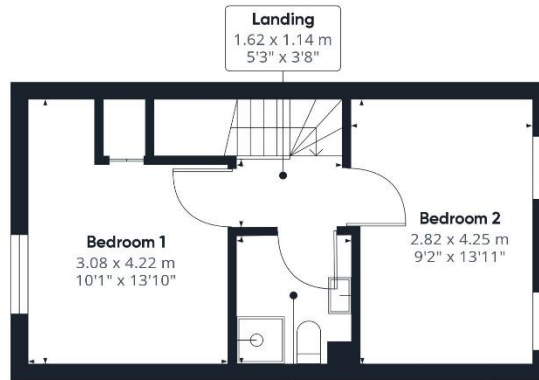




# 14 Strands Farm Lane - Hornby



Ground Floor



Floor 1



Approximate total area<sup>m</sup>  
60.44 m<sup>2</sup>  
650.53 ft<sup>2</sup>

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Waterhouse Estate Agents for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.