



Klaven Post Horse Lane, Hornby, LA2 8RH

Price Guide £289,950

A well presented and spacious 3 bedroom semi-detached barn conversion, situated in the charming village of Hornby. Tucked away off the main road in a quiet location, Klaven offers generous and flexible accommodation and provides off road parking for two vehicles as well as an integrated garage. The garage and outside store offer further development possibilities with the relevant planning permissions, and could offer a work from home office or further accommodation. Klaven has a B4RN fiber optic broadband connection, offering some of the highest speeds in the country.

Klaven



Klaven is a well presented 3 bed semi-detached barn conversion in the heart of the attractive village of Hornby. The accommodation briefly comprises of spacious entrance hall, dining room with patio doors out on to front courtyard, ground floor bedroom, WC, kitchen and utility. On the first floor is a large sitting room with apex ceiling and exposed trusses, there are two further double bedrooms and a family bathroom.

Externally there are enclosed courtyards to both the back and front of the property, along with an open fronted integral garage and store, both of which could be incorporated into the property with permissions to produce additional living accommodation, or office.

Location

Hornby is a charming village with a butchers, convenience store, café, post office and a GP Surgery. Hornby also boast a village institute, which runs a number of activities for all ages. Hornby has a regular bus services to the market town of Kirkby Lonsdale and the City of Lancaster. The village has a primary school along with an independent secondary school.

Property Information

Freehold property. Council Tax Band E. All mains services. B4RN connection.

Ground Floor

Entrance Hall 18'10" x 7'2" (5.756 x 2.204)



Spacious entrance hall leading to all accommodation. UPVC door, fitted carpet, radiator, staircase to first floor.

Cloakroom 8'3" x 3'11" (2.518 x 1.2)

Slate tiled floor with complimentary wall tiles, WC, wash basin, textured double glazed window, radiator.

Dining Room 17'0" x 8'6" (5.183 x 2.607)



Fitted carpet , double glazed window, double glazed patio doors to front, radiator.

Kitchen 14'7" x 8'3" (4.462 x 2.516)



Tile effect vinyl flooring, range of wall and base units with complementary worktop, plumbing for dish washer, single electric oven,

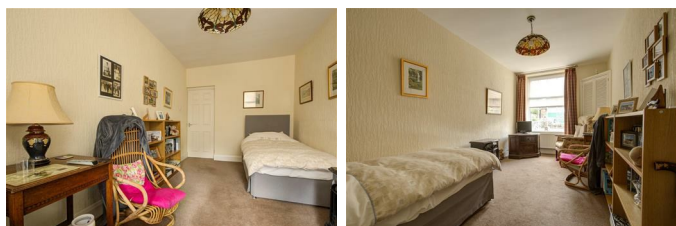
electric hob, extractor hood, stainless steel drainer sink, double glazed window, door to hear yard, radiator.

Utility Room 7'10" x 6'4" (2.403 x 1.94)



Tile effect vinyl flooring, range of wall and base units, plumbing for washing machine, space for fridge freezer.

Bedroom 3 16'11" x 8'6" (5.179 x 2.592)



Currently used as a ground floor bedroom, but could be utilised as an office or opened out into the dinning room. Fitted carpet, double glazed window, cupboard, radiator.

First Floor

Landing



Fitted carpet, double glazed window, radiator.

Sitting Room 18'1" x 17'4" (5.533 x 5.301)



Superb spacious first floor sitting room. Fitted carpet, multi-fuel stove with stone hearth, double glazed windows on two aspects, including circular feature window, exposed trusses, radiators.

Bedroom 1 13'10" x 8'11" (4.218 x 2.73)



Double bedroom. Fitted carpet, double glazed window, fitted wardrobes, radiator.

Bedroom 2 13'10" x 8'11" (4.218 x 2.73)



Double bedroom. Fitted carpet, double glazed window, radiator.

Bathroom 12'4" x 10'5" (3.775 x 3.191)



4 piece bathroom suit. Wood laminate flooring, WC, wash basin, bath, shower cubicle, heated towel rail, airing cupboard housing combination boiler, double glazed windows to front and rear aspects.

Outside

Garage 13'5" x 10'0" (4.093 x 3.059)

Open fronted garage. Concrete floor, light, power.

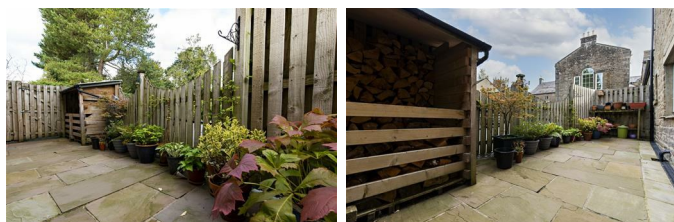
Store 8'3" x 5'6" (2.53 x 1.695)

Useful dry store. Concrete floor, UPVC door, double glazed window, light, power.

Front Yard

Large enclosed and gated front yard. Stone flags, low dividing wall incorporating beds, access to garage, store and accommodation.

Rear Yard



Enclosed rear yard. Stone flagged patio, access to rear parking.

Parking

Two parking spaces, one to front and one to rear.

Agent Notes

Fisher Hopper has not tested services, fixtures, fittings, central heating, gas and electrical systems. If in doubt, purchasers should seek professional advice. Items in these photographs may not be included in the sale of the property.

OFFER PROCEDURE

Fisher Hopper, as Agents in the sale of the

property, will formally check the identification of prospective purchasers. In addition the purchaser will be required to provide information regarding the source of funding as part of our offer handling procedure

FINANCIAL ADVICE

Free and no obligation mortgage advice is available on our website. Alternatively, please contact us to arrange a call from our mortgage broker.

Your home is at risk if you do not keep up the repayments on a mortgage or other loan secured on it. Written details available upon request

MARKET APPRAISALS

If you have a property or business which needs a market appraisal or valuation, our local knowledge, experience and coverage will ensure you get the best advice. Our Guild Referral Network of over 800 specially selected offices can provide this no obligation service anywhere in the country. Call or email now to let us get you moving.

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FLOOR PLANS

Please note, floor plans are not to scale and are for illustration purposes only. Plans are produced using PlanUp.

Floor Plan



Total area: approx. 155.0 sq. metres (1668.6 sq. feet)

Area Map



Energy Efficiency Graph

