



16 Strands Farm Court Strands Farm Lane, Hornby  
£300,000





## 16 Strands Farm Court Strands Farm Lane

Hornby, Lancaster

This beautifully presented property boasts a delightful combination of space, comfort, and style. Situated in the picturesque Lune Valley village of Hornby. Within level walking distance of the village amenities which include a convenience store, post office, café, florist, hairdresser, public house and nursery along with an institute with activities and a doctors. There are riverbank walks and regular bus services to the market town of Kirkby Lonsdale and the City of Lancaster and with great access to the Yorkshire Dales and Lake District National Park.

The well-proportioned accommodation is laid to three floors and upon entering the light filled hallway you can access the garden via the utility room and the integral garage, and there is a handy downstairs cloakroom. Leading to the first floor is a spacious landing, currently being utilised as an office space but could easily lend itself to separate dining area. The south facing sitting dining room has a decorative electric fire and Juliet balcony and the modern fitted kitchen has a gas hob, electric oven and grill and integrated fridge and dishwasher, the hot water cylinder is located on this floor too. Heading to the second floor there are three double bedrooms, one having an en suite shower room and a family bathroom.

This home also includes a larger than average integral garage electric up and over door, providing ample space for storage and convenience and the gas central heating boiler is situated here. The enclosed south facing garden offers a peaceful retreat with a seating area, perfect for outdoor relaxation and there is allocated parking for one vehicle.



- Well proportioned mid terraced house
- Three double bedrooms
- En suite shower room, family bathroom and downstairs cloakroom
- Fitted kitchen with integrated fridge and dishwasher,
- South facing sitting/dining room with Juliet balcony
- Larger than average integral garage and allocated parking for one
- Utility room and ample storage
- Enclosed south facing garden with seating area
- Double glazing and gas central heating
- Office area on first floor landing

From Kirkby Lonsdale take the A65 towards Skipton and after crossing the river take the first turning right Signposted Lancaster/Hornby (A683) and continue through the centre of Hornby, passing over the river and bear right (continuing on the A683) to turn left in to Strand Farm Court. Take the first left to find No.16 located on the right.

WHAT3WORDS:wedding.haircuts.wicket

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C







#### HALLWAY

19' 2" x 9' 4" (5.84m x 2.85m)

Both max.

#### UTILITY ROOM

9' 5" x 7' 5" (2.87m x 2.25m)

#### CLOAKROOM

5' 5" x 4' 2" (1.66m x 1.26m)

#### FIRST FLOOR LANDING

6' 0" x 4' 2" (1.83m x 1.27m)

#### SITTING/DINING ROOM

19' 2" x 11' 11" (5.83m x 3.62m)

#### KITCHEN

11' 3" x 9' 2" (3.44m x 2.80m)

#### OFFICE

9' 4" x 7' 11" (2.85m x 2.42m)

Both max.

#### SECOND FLOOR LANDING

6' 2" x 4' 2" (1.88m x 1.27m)

#### BEDROOM

11' 9" x 9' 5" (3.57m x 2.88m)

#### EN SUITE

6' 2" x 5' 3" (1.87m x 1.60m)

#### BEDROOM

11' 11" x 9' 5" (3.63m x 2.86m)

#### BEDROOM

9' 4" x 8' 2" (2.85m x 2.49m)

#### BATHROOM

9' 5" x 5' 10" (2.87m x 1.77m)

#### EPC RATING TBC

#### SERVICES

Mains electricity, mains gas, mains water, mains drainage.





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## THW Estate Agents

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