

GRENVILLE

£560,000

Hornby, The Forest of Bowland, LA2 8LG

An all round cracking detached family house - big on space and light, great for accessibility and convenience.

Well-maintained with the potential to upgrade further there are two reception rooms, living dining kitchen, conservatory, cloakroom, four bedrooms and two bath/shower rooms. Integral single garage with pantry/garden store, driveway parking and delightful wrap around gardens with level lawns, seating terrace and wooden shed.

Tucked away in a popular Lune Valley village within walking distance of all the facilities.





Welcome to **GRENVILLE**

£560,000

Hornby, The Forest of Bowland, LA2 8LG

Here's our **TOP TEN** reasons to love **Grenville**:

- 1. Spacious, wonderfully light and bright accommodation** - there are big windows and good sized rooms with a gross internal area of c. 1973 sq ft (183.3 sq m).
- 2. Come on in** an enclosed porch leads into the entrance hall with cloakroom and understairs cupboard.
- 3. Scope to upgrade** - a cherished home for the last 20 years, the accommodation is well-maintained and ready to move into but now offers the opportunity to refresh and add your own stamp.
- 4. Sociable living dining kitchen** perfect for entertaining - the kitchen is fitted with base and wall units, breakfast bar and a sink unit with a window providing a lovely view of the garden. There is also ample space for a dining table and seating. For more formal family gatherings and being open to the living kitchen, there is a dual aspect dining room with double glazed doors out to the terrace.
- 5.** A welcoming **sitting room** with Adams style fireplace and a gas fire on a slate hearth.
- 6.** A splendid spot to sit and relax, a south facing **conservatory** with sliding doors out to the garden and terrace.
- 7. Sweet dreams** - there are four double bedrooms; bedroom 1 has a range of fitted furniture, bedroom 2, known as The Castle Room because of its lovely far reaching views across rooftops to Hornby Castle and bedroom 3 has an **en suite shower room**. There is also a three piece **house bathroom**.
- 8. Garaging and parking** - a good sized integral **single garage** with electric up and over doors, power and light and a useful **pantry/garden store** to the rear. There is also driveway parking for two cars.
- 9. Generous, well-maintained gardens** wrap around the house with a beech hedge boundary, manicured lawns, south facing seating terrace, deep, well stocked borders, trees, pergola with climbing rose and clematis, wooden shed and space for a small vegetable garden.
- 10. Popular and highly accessible village** - situated within the Conservation Area Lune Valley village of Hornby in a private and secluded setting. For further information on the surrounding area, please see page 5.







A well regarded Lune Valley Village

Hornby has a village shop/newsagents and a post office with tearoom. The village institute hosts a full calendar of social events, a licensed bar and a small gym.

The village also offers a primary school, public house, The Royal Oak, a day nursery, swimming pool and a doctors' surgery (part of the Kirkby Lonsdale practice) all within walking distance.

Hornby Castle, with its central Keep tower dating back to 1520, is situated centrally within the village. The gardens are open to the public where you can explore the beautiful gardens, river walk and visit the walled garden nursery.

Nearby **Wray** (1.8 miles) has a general store, a primary school, a tearoom and gift shop, a public house (The George & Dragon), village hall and two churches. Also worth a mention as a date for your diary is the annual Scarecrow Festival, which Wray proudly hosts in May.

The village of **Caton** (4.6 miles) is a satellite village for Lancaster; here you'll find a primary school, Co-op, two pubs, a petrol station, chemist and doctors' surgery.

Voted best place to live in the north west by The Times for a number of years, the Cumbrian market town of **Kirkby Lonsdale** is conveniently located 7.8 miles to the north and has much on offer in terms of places to eat and drink, independent shops, a weekly market, a bank and a post office, as well as branches of Boots and Booths, our regional supermarket. There is also a range of commercial businesses represented in the town, an opticians, two dentists and a doctors' surgery and the well regarded secondary school, Queen Elizabeth School.

When the bright lights beckon, the Georgian **city of Lancaster** (9.4 miles) offers a comprehensive selection of facilities including Lancaster University, the University of Cumbria, Lancaster & Morecambe College, the Royal Lancaster Infirmary, the Dukes Cinema and Theatre, the Grand Theatre, concerts at the University and Priory Church, as well as leisure and sports centres. Lancaster is also home to the girls' and boys' grammar schools.

Surrounded by scenic countryside within the Forest of Bowland, an Area of Outstanding Natural Beauty and situated close to the Dales and Lakes National Parks there's plenty of activities and local footpaths to enjoy.

Travelling from A-B:

Hornby is on the A683 allowing **easy access by car** onto the M6 at J34 (7.3 miles). The A65 for travelling east is 6.6 miles distant.

If travelling by train, there is a station on the West Coast railway line at Lancaster and at Wennington (3.4 miles) on the Bentham line which runs between Leeds and Morecambe.

For holiday destinations further afield airports are at Leeds Bradford (52.9 miles), Manchester (69.7 miles) and Liverpool (75.4 miles).

Let us show you the way - from the south, exit J34 of the M6 and head along the A683 through Caton and into Hornby. On entering the village, proceed around the sharp left hand bend and over the river bridge. Turn right opposite the swimming pool and immediately right again onto Hornby Bank. Grenville is the second property on the left.

///what3words reference: custard.cork.cricket



Services and specification

- Mains electricity, gas and drainage
- Mains metered water
- Gas central heating with hot water to radiators and a gas fire in the sitting room
- Immersion heater
- B4RN hyperfast broadband to the property but not currently connected
- uPVC double glazed windows
- External lighting
- Outside tap





View from bedroom 2 towards the castle

The finer details

Council Tax

Grenville is banded F for Council Tax purposes. Potential purchasers are advised to verify this information for themselves.

Local and Planning Authority

Lancaster City Council, Town Hall, Lancaster, LA1 1QR.
T: 01524 582000 W: www.lancaster.gov.uk

Please note


- Fitted carpets, curtains and blinds, curtain poles, light fittings and white goods are included in the sale
- The dining room furniture is available by separate negotiation.

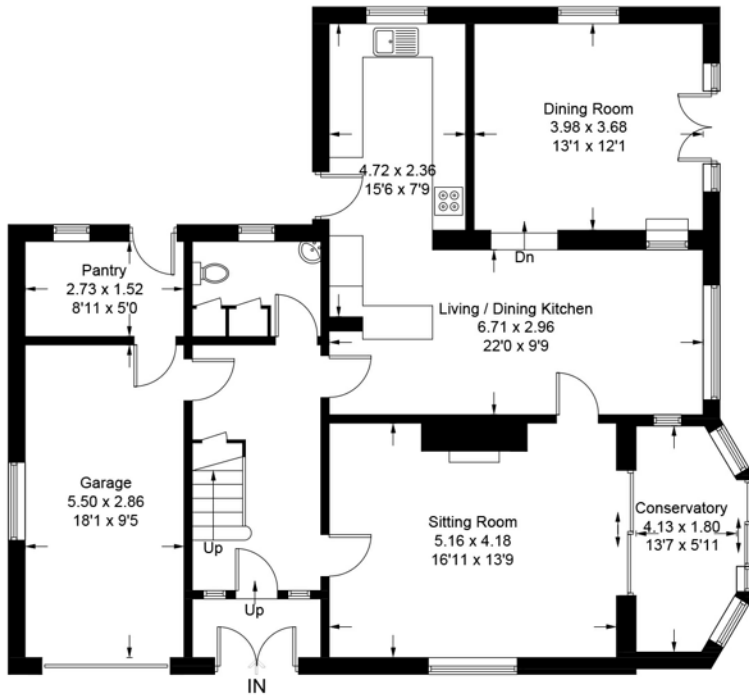
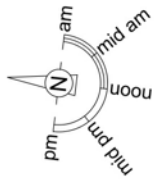
Money Laundering

Prospective buyers should be aware that in the event that they make an offer for the property, they will be required to provide the agent with documents in relation to the Money Laundering Regulations; one being photographic ID, i.e. driving licence or passport and the other being a utility bill showing their address. These can be provided in the following ways: by calling into the agent's office with copies or by way of a certified copy provided via their solicitor. In addition prospective buyers will be required to provide information regarding the source of funding as part of the agent's offer procedure.

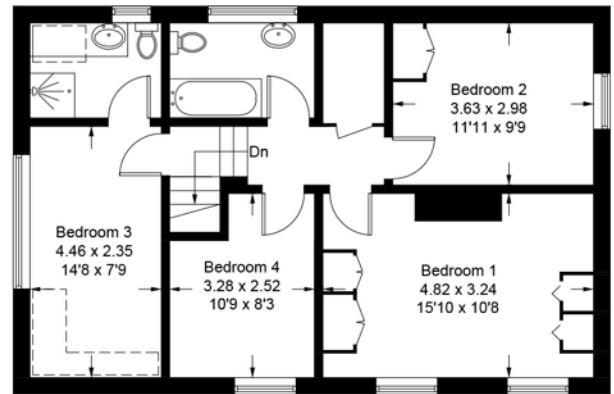
Grenville, Hornby, LA2 8LG

Approximate Gross Internal Area = 183.3 sq m / 1973 sq ft

 = Reduced headroom below 1.5m / 5'0"

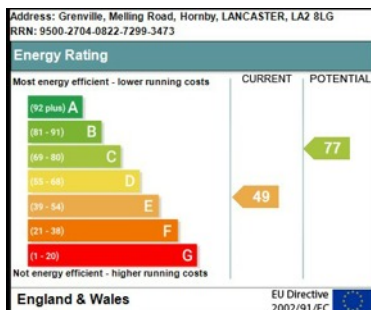


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID954347)



IMPORTANT Davis & Bowring, for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) these particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, photographs, measurements, areas, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Davis & Bowring, has any authority to make or give any representation or warranty whatever in relation to this property nor have we carried out a detailed survey or tested the services, appliances or fittings in the property; (iv) all viewings are carried out at the sole risk of the viewer and neither the selling agent nor the vendor takes responsibility for any part of the property.