



Hornby

£280,000

17 Hornby Bank, Hornby, Lancaster, LA2 8LQ

The rather unassuming front elevation says nothing about the light and well-proportioned accommodation on offer. With great flexibility, providing long-term occupation with the current layout, including two bedrooms and a shower room on the ground floor and a double bedroom upstairs, with a large storage room which can easily provide an extra bedroom or bathroom, whichever is most appropriate. With manageable gardens and off-road parking, the appealing property is one to view.

Quick Overview

Three Bedrooms With Potential to Become Four
Bedrooms

Wonderful Family Home

Peaceful Village Location

Close to Local Amenities

Well Presented Throughout

No Upward Chain

Scope for Modernisations

Beautifully Maintained Garden

Off Road Parking

Ultrafast Broadband Available



3



1



1



E



Ultrafast
Broadband*



Off Road
Parking

Property Reference: KL3499



Entrance



Living/Dining Room



Living/Dining Room



Living/Dining Room

Step through the door into the open plan living/dining room, with the welcoming feel of this home being immediately apparent. With space for a dining table, this room provides the ideal space for hosting friends and family with access into the kitchen. The living area enjoys a large front aspect window with exposed stone fireplace and coal fire, ideal for cosying down on those cooler evenings. A door provides access into the inner hall.

The kitchen is well fitted with wall and base units, complementary work tops, tiled splash back and stainless steel sink with drainer, as well as a Creda oven with four ring hob. With space for a small table, the kitchen provides additional dining, as well as space for a freestanding fridge freezer and undercounter washing machine. A door opens into the garden with a gate to the front and path leading to the rear garden with flowers and shrubs, beautifully presented with lawn and patio areas for outdoor seating, ideal for enjoying a drink of something cool in the summer.

Follow into the inner hall where there is a large airing cupboard, ideal for storing essentials. The first two bedrooms can be found to the rear of the property, both being double rooms with windows overlooking the garden and ample space for additional furniture. The house bathroom is an attractive three piece suite comprising a walk in shower, wall hung sink and W.C. with complementary part tiled walls and floor and heated ladder towel radiator.

Follow the stairs to the first floor where you will find bedroom three; a great double room with large rear aspect window enjoying an outlook onto the garden and views stretching beyond, with ample space for additional furniture. To the left of the landing, a generous room, currently a walk in attic, offers a blank canvas and great potential as a further bedroom as desired (subject to consents).

All in all, this home is a lovingly maintained, wonderfully presented family home that is ready and waiting for a new buyer to make their own. Early viewing is highly recommended!

Location Lying within the Forest of Bowland AONB, the idyllic village of Hornby has a thriving community and provides a shop / newsagent, swimming pool, post office with tearoom, antiques shop and a busy pub. Hornby offers a primary school, day nursery, two churches and a doctor's surgery. The village Institute has a calendar of social events throughout the year.

For further amenities, the nearby market town of Kirkby Lonsdale offers plenty of restaurants, pubs and grocery stores or slightly further afield, the historic city of Lancaster along with its array of amenities and mainline railway station lies within 10 miles. Hornby is well connected with the M6 motorway less than 8 miles away and local buses running up and down the Lune Valley.

What3words [///vision.cadet.they](https://www.what3words.com/vision/cadet/they)

Accommodation (with approximate dimensions)

Ground Floor

Open Plan Living Dining Room 16' 4" x 11' 9" (4.98m x 3.58m)

Kitchen 10' 2" x 10' 2" (3.1m x 3.1m)

Bedroom One 13' 0" x 9' 10" (3.96m x 3m)

Bedroom Two 11' 11" x 9' 4" (3.63m x 2.84m)

First Floor

Bedroom Three 18' 5" x 11' 11" (5.61m x 3.63m)

Store/Bedroom Four 13' 1" x 10' 0" (3.99m x 3.05m)

Property Information

Outside Garden A patio path leads to the rear of the property, enjoying patio areas for outdoor seating and well maintained lawn with flowers and shrubs, being enclosed for privacy.

A garden shed offers a great space for storing those all important garden essentials.

Parking A paved driveway to the front provides off road parking.

Services Mains gas, water, drainage and electricity.

Council Tax Lancaster City Council.

Tenure Freehold. Vacant possession upon completion.

Energy Performance Certificate The full Energy Performance Certificate is available on our website and also at any of our offices.

Viewings Strictly by appointment with Hackney & Leigh Kirkby Office.

Anti-Money Laundering Regulations (AML) Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £60.00 (inc. VAT) per individual or £50.00 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £150 (incl. vat).



Living/Dining Room



Bathroom



Bedroom One

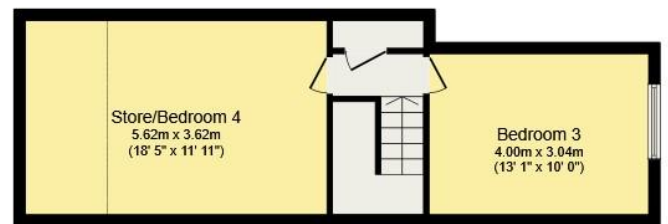


Bedroom Two

Hornby, Lancaster



Ground Floor



First Floor

A thought from the owners...

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 18/09/2026.

Request a Viewing Online or Call 015242 72111