



# Wray

£225,000

Sunny Nook , Hornby Road, Wray, Lancaster, LA2 8QN

Sunny Nook is a charming stone faced cottage set in the popular village of Wray, in the heart of the Lune Valley, enjoying well appointed living spaces, two bedrooms and divorced garden.

## Quick Overview

Delightful Mid Terraced Cottage  
Popular Village Location Within a Conservation Area

Well Appointed Accommodation

Character Features Throughout

Contemporary Decor

No Onward Chain

Low Maintenance, Divorced Garden

Summer House & Outbuilding

Ideal for First Time Buyers or Investors

Ultrafast Broadband Available



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Property Reference: KL3706



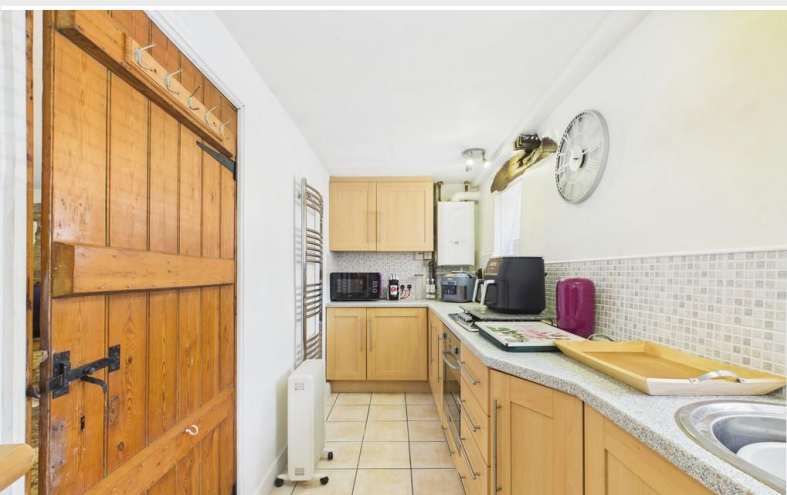
Living Room



Living Room



Kitchen



Kitchen

Sunny Nook is a charming stone faced cottage set in the popular village of Wray, in the heart of the Lune Valley, enjoying well appointed living spaces, two bedrooms and divorced garden.

Wray is a well-regarded village known for its strong community feel and surrounding countryside. With riverside walks along the River Roeburn and the popular annual Wray Scarecrow Festival, it offers a great balance of rural living and local activity.

Step through the front door into the living room, a contemporary space with front aspect windows, exposed stone and a feature fireplace, creating a comfortable and practical space for everyday living. A wooden latch door leads to the kitchen, being well appointed with a range of wall and base units, complementary worktops, sink, oven, and space for appliances. Feature beams add to the traditional cottage feel, and windows overlook the rear.

Upstairs, you will find bedroom one; a generous double with exposed stone wall and feature beams, also benefitting from integrated wardrobes and windows to the front aspect. Bedroom two is a smaller room, currently used as a study with rear aspect window.

Finally, the modern bathroom comprises a walk in shower, W.C. and pedestal sink with complementary part tiled walls and a heated towel radiator.

Outside, the garden is located just a short distance from the house and enjoys a sunny position. Well landscaped and designed for low maintenance, there are patio areas and planted borders, also including a summer house and an outbuilding for additional storage.

Overall, Sunny Nook is a well-presented, characterful home in a popular village location, ideal for a range of buyers.

#### Accommodation with approximate dimensions:

##### Ground Floor

Living Room 16' 2" x 14' 1" (4.93m x 4.29m)

Kitchen 15' 7" x 5' 6" (4.75m x 1.68m)

##### First Floor

Bedroom One 16' 8" x 9' 9" (5.08m x 2.97m)

Bedroom Two 10' 7" x 5' 11" (3.23m x 1.8m)

##### Property Information

Parking Parking available nearby in Wray.

Tenure Freehold (Vacant possession upon completion).

Services Mains gas, water, drainage and electricity.

Council Tax Lancaster City Council. Band B.

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.

What3Words ///triangles.sisters.crusher

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Bedroom One



Bedroom Two



Shower Room



Garden

"Double Click Text To Insert Floor Plan"

A thought from the owners...

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