

## CASTLE VISTA

£490,000

47 Wennington Road, Wray, LA2 8QH

**Enjoying stunning open views towards Hornby Castle and situated on the edge of the picturesque village of Wray, a spacious contemporary detached bungalow.**

Built in 2020 with a sociable layout, the bungalow offers an immensely light and bright, vaulted open plan living/dining kitchen, utility/laundry room, principal en suite bedroom, two further bedrooms and a four piece house bathroom. Private parking for three cars and enclosed gardens with flagged courtyard, level lawn, garden shed and flagged terrace bordering open fields from which to enjoy the splendid vista.

**Surrounded by glorious open countryside within the Forest of Bowland National Landscape and the Lune Valley, the village is highly accessible for Lancaster, road and rail links.**





## Welcome to **CASTLE VISTA**

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### Here's our **TOP 10** reasons to love **Castle Vista**:

- 1. The stunning uninterrupted views** to the northwest and the east across open fields. Hornby Castle can be seen in the distance, hence the property's name.
- 2. Immensely light and bright** with tall windows, skylight windows and glazed doors, all allowing natural light to flood in as well as framing the splendid vistas from most of the rooms.
- 3. A detached contemporary bungalow**, built in 2020 by Lancaster builders SR Design & Build Ltd. to create a modern family home finished with high quality fixtures and fittings.
- 4. Spacious and sociable single-level living accommodation** with vaulted ceilings, family friendly living space, both inside and out and a gross internal area of c. 1232 sq ft (114.5 sq m). There is also a part boarded loft with ladder access and light.
- 5. Step inside** - a flagged approach leads to a covered entrance and into the hall with cloaks cupboard. The hall is open to the living dining kitchen and has the bedrooms and bathroom off. The sitting room has a glazed door and window to the garden and is open to the dining kitchen. Between the two is a feature floor to ceiling chimney breast with dual sided wood burner.
- 6. Stylish dining kitchen** with tall floor to ceiling windows and a fitted unit with bookshelves and desk. The sleek kitchen is fitted with base and wall units, marble work tops, breakfast bar, integral appliances comprising oven and grill, induction hob and downdraft extractor, fridge/freezer, dishwasher and twin sink units. A glazed door leads out to the rear terrace. Backing up the kitchen is a useful **utility/laundry room** with white shaker style base and wall units, sink unit, boiler cupboard and space for an undercounter washing machine.
- 7. Bedrooms and bathrooms** - there are three bedrooms; the generous principal bedroom has fitted wardrobes and a dressing table. Bedrooms 2 and 3 have lovely field views and built-in wardrobes. There is a four piece house bathroom as well as an en suite shower wet room.
- 8. Private parking** to the front with space for three cars.
- 9. Enclosed wrap around gardens** ideal for children and pets; a flagged courtyard to the front with gated access leads to the rear garden with level lawn, timber shed and flagged terrace enjoying the most wonderful open views.
- 10. An edge of village setting** - Wray is a picturesque Lune Valley village, within the Forest of Bowland National Landscape. For more information, please turn to page 5.







## Edge of village setting

Familiar with Wray? Let us give you a quick tour... it's a **small attractive village** situated within the scenic Forest of Bowland and Lune Valley and here at Castle Vista you'll really get to appreciate the views up the valley.

The village has a community general store, a primary school, a tearoom and gift shop, a public house, village hall, a garden centre, and two churches. Also worth a mention as a date for your diary is the annual Scarecrow Festival, which Wray proudly hosts.

Nearby **Hornby** (1.6 miles) has a doctors' surgery, village shop, day nursery, and tea room, gift shop and church, Hornby Castle and swimming pool. The village hall often holds events and there's an active local community.

At **Caton** (5.2 miles) you'll find a Co-op, two pubs, a petrol station, chemist and doctors' surgery.

When the bright lights beckon, the Georgian city of **Lancaster** (10 miles) offers a comprehensive selection of facilities including Lancaster University, the University of Cumbria, Lancaster & Morecambe College, the Royal Lancaster Infirmary.

Access to the great outdoors with **gloriously scenic countryside**, with the Forest of Bowland National Landscape, the Lune Valley, as well as the Yorkshire Dales and Lake District National Parks to enjoy.

**Putting education first** - Wray with Botton Endowed Primary School is in the village. Lancaster is home to the highly regarded boys' and girls' grammar schools and there are secondary schools at Kirkby Lonsdale and Lancaster.

### Travelling further afield?

**By road** - the village is accessible for both J34 M6 motorway (7.5 miles) and A65 (10 miles) for travelling east.

**By train** - Lancaster (10.5 miles) has a station on the West Coast railway line with direct services to London, Manchester (airport), Birmingham, Edinburgh and Glasgow and you'll find the small station at Wennington (1.7 miles) on the Bentham Line, which runs between Leeds and Morecambe via Skipton, very convenient.

**By plane** - airports are at Leeds Bradford (51 miles), Manchester (70.5 miles) and Liverpool (75.5 miles).

**To find the property** - from the M6 exit at J34 and proceed on the A683 towards and through Caton and Cloughton, shortly after turn right onto the B6480, signposted Wray and continue into the village. Proceed through the village and Castle Vista is on the left hand side, with the drive just before the left hand bend.

*What3words reference: ///rant.sound.dated*



## Services and specifications

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- Mains electricity, gas and drainage
- Metered mains water
- Gas central heating
- Double sided wood burning stove in the open plan living dining kitchen
- Underfloor heating in the dining kitchen, bathroom and en suite
- Double glazing
- Broadband connected
- EV charging point
- External water tap
- External power points
- External lighting





## The finer details

### Council Tax

Castle Vista is currently banded E for Council Tax purposes. Potential purchasers are advised to verify this information for themselves.

### Local and Planning Authority

Lancaster City Council

W: [www.lancaster.gov.uk](http://www.lancaster.gov.uk)

### Please note

- Included in the sale: carpets, curtains and blinds, curtain poles, light fittings, integral appliances and garden shed
- Freehold, with vacant possession on completion

### 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.

# Castle Vista, 47 Wennington Road, Wray, LA2 8QH

Approximate Gross Internal Area = 114.5 sq m / 1232 sq ft

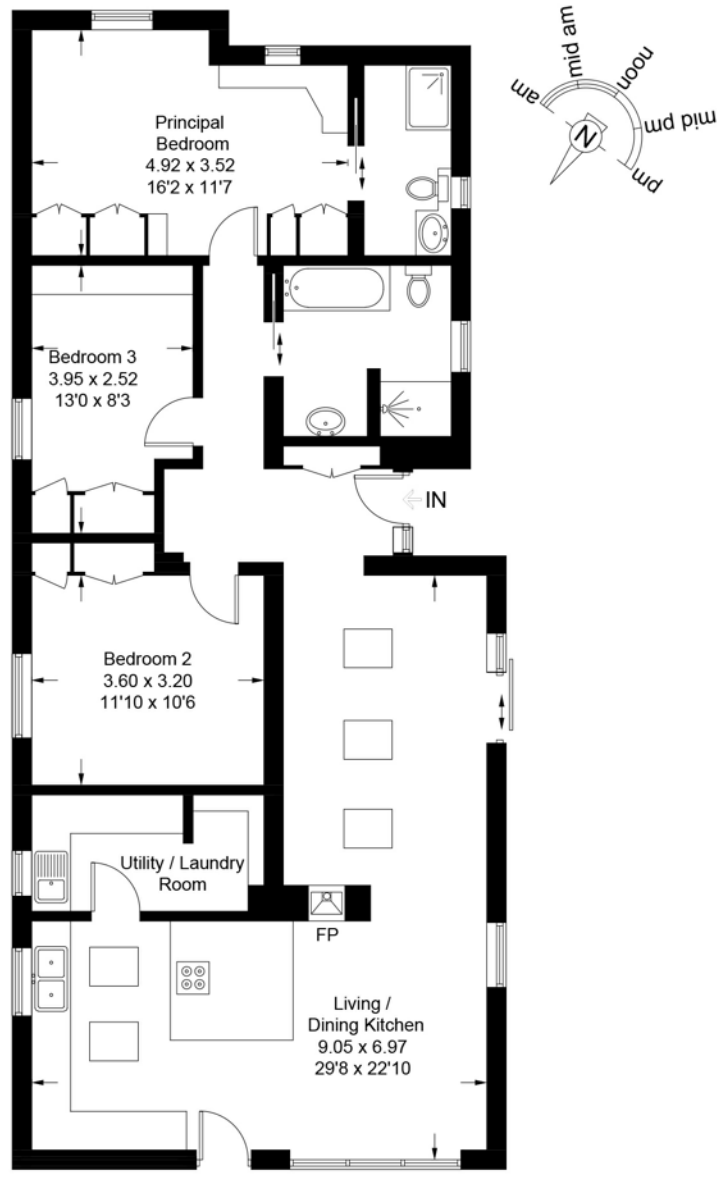


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1311767)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		89
(81-91)	B	79	
(69-80)	C		
(55-68)	D		
(29-54)	E		
(21-28)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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