



5 Lingard Gate Main Street, Hornby
£230,000





5 Lingard Gate Main Street

Hornby, Lancaster

A well presented duplex apartment set over the first and second floors, located in the heart of the popular village of Hornby. The village offers a welcoming community feel with a range of local amenities including a village shop, pubs and cafés, along with scenic countryside walks right from the doorstep. Lancaster is within easy reach, providing a wider selection of shops, schools and transport links, making this an ideal base for a variety of purchasers.

The property is accessed via external stone steps leading to a private entrance. The kitchen is practical and well laid out, offering good storage and workspace. The living/dining room is a real feature of the home, with an impressive vaulted ceiling creating a wonderful sense of space and light. Three tall, multi pane front windows allow natural light to flood in, while the layout comfortably accommodates both seating and dining areas.

There is a well proportioned double bedroom with an en suite shower room to the ground floor. Upstairs, there a further double bedroom offering comfortable accommodation and a modern bathroom with shower over the bath. There is also a mezzanine level to this floor overlooking the living space, providing a versatile area that would be ideal as a home office, reading nook or hobby space.

Externally, the property benefits from an allocated parking space, providing ease and convenience. The low maintenance nature of the apartment, combined with its appealing layout and walk in condition makes it well suited for a range of purchasers.

EPC C. Council tax band currently D.

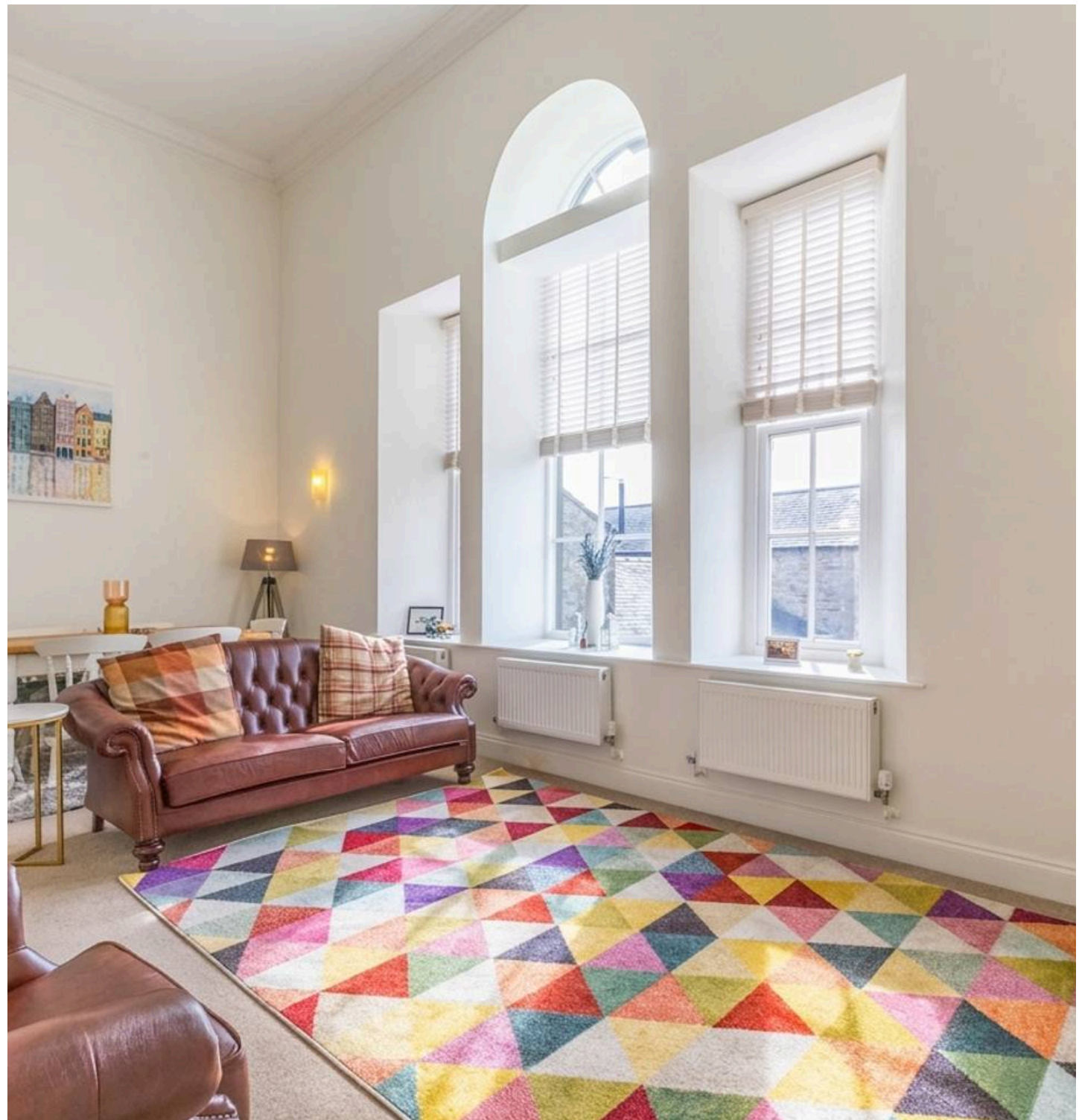
- Attractive duplex apartment arranged over first and second floors, offering well balanced accommodation in a charming village setting
- Well appointed kitchen with a practical layout and good storage space
- Impressive living/dining room with a very high ceiling, creating a bright and airy feel
- Open dining area within the main reception space, ideal for both everyday living and entertaining
- Two well proportioned bedrooms, providing comfortable accommodation for owners or guests
- Bathroom fitted with essential fixtures, serving both bedrooms conveniently
- Low maintenance setup, ideal as a second home, holiday let or long term investment
- Allocated parking space, providing ease and convenience for residents and visitors
- Double glazed multi pane tall front windows allowing plenty of natural light, with a unique gallery area overlooking the living space
- Situated in the popular village of Hornby, offering a peaceful setting with good access to surrounding countryside and nearby amenities

From Kirkby Lonsdale take the A65 towards Skipton. After crossing the river, take the first right signposted Hornby/Lancaster and continue into the centre of the village. Proceed along the main street and, just after St Margaret's Church, 5 Lingard Gate can be found on the right-hand side. Turn down the lane and take two left turns, where the property is located. Access to number 5 is at the rear, with steps running parallel to the building leading up to the entrance. For ease of navigation use What3Words: [///quiz.masterful.variety](https://www.what3words.com/quiz/masterful.variety)
Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:





ENTRANCE

4' 10" x 2' 10" (1.48m x 0.86m)

HALLWAY

5' 1" x 3' 6" (1.55m x 1.07m)

LIVING ROOM

22' 8" x 11' 10" (6.91m x 3.61m)

KITCHEN

11' 3" x 9' 11" (3.43m x 3.02m)

BEDROOM

10' 8" x 10' 6" (3.24m x 3.19m)

SHOWER ROOM

8' 0" x 4' 6" (2.43m x 1.36m)

BEDROOM

10' 11" x 10' 6" (3.32m x 3.19m)

BATHROOM

7' 7" x 5' 3" (2.31m x 1.59m)

MEZANINE ROOM

9' 6" x 7' 6" (2.89m x 2.29m)

LANDING

8' 10" x 3' 3" (2.69m x 1.00m)

SERVICES

Mains electric, mains gas, mains water, mains drainage

EPC RATING TBC

COUNCIL TAX BAND currently Band D

TENURE: LEASEHOLD

IDENTIFICATION CHECKS

Should a purchaser(s) have an offer accepted on a property marketed by THW Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these



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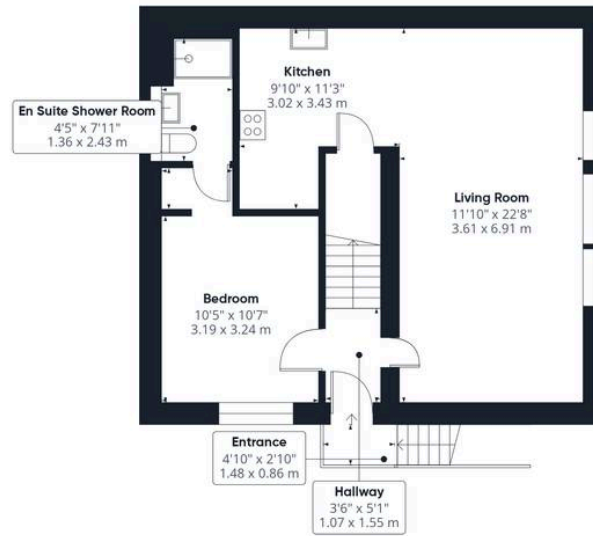
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Ground Floor



Floor 1



Approximate total area⁽¹⁾

871 ft²
80.9 m²

Balconies and terraces

14 ft²
1.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

THW Estate Agents

29 Main Street, Kirkby Lonsdale - LA6 2AH

015242 71999 • kirkby@thwestestateagents.co.uk • www.thwestestateagents.co.uk

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