



## 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 detached, private 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.

### Quick Overview

Delightful Mid Terraced Cottage  
Popular Village Location Within a Conservation Area  
Well Appointed Accommodation  
Character Features Throughout  
Contemporary Decor  
Low Maintenance, Detached Walled Garden with Exquisite Summer House  
Outbuilding for Additional Storage  
Parking Available in Wray Village  
Ideal for First Time Buyers or Investors  
Ultrafast Broadband Available



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Ultrafast  
Broadband\*



Parking Available  
Nearby

Property Reference: KL3706



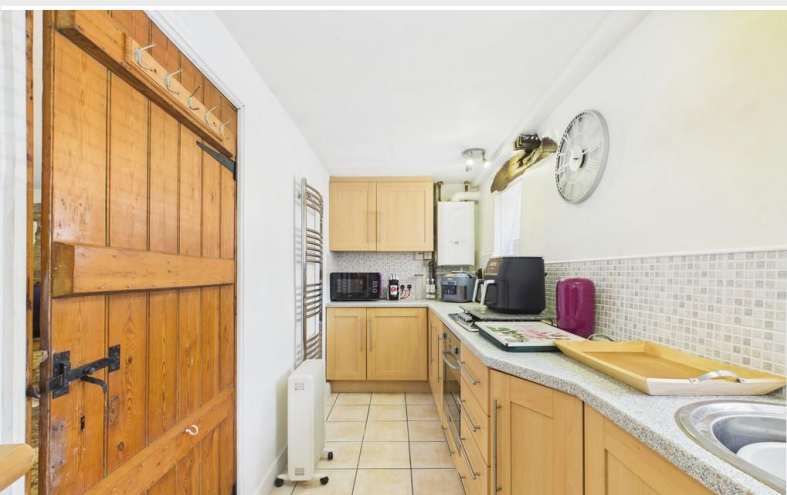
Living Room



Living Room



Kitchen



Kitchen

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 walled garden is located just a short distance from the house and enjoys a sunny position, catching morning, afternoon and evening sun. 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 that has been well maintained since 1985 by the fastidious owner, now ready and waiting for a new buyer to enjoy.

#### 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 Village.

##### 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

### Unregistered Title

We are advised that the property has an unregistered title and buyers need to be made aware that the conveyance may take longer to reach completion.



Bedroom One



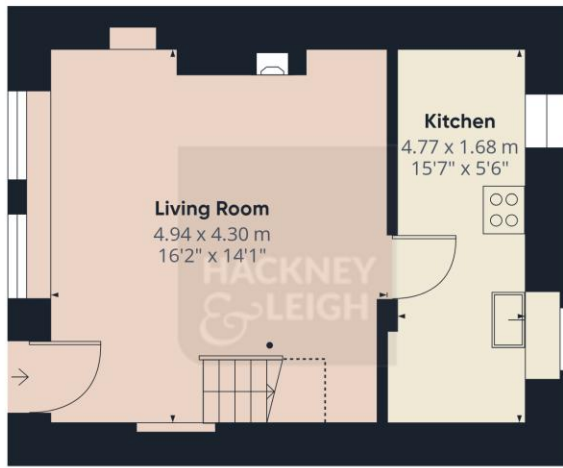
Bedroom Two



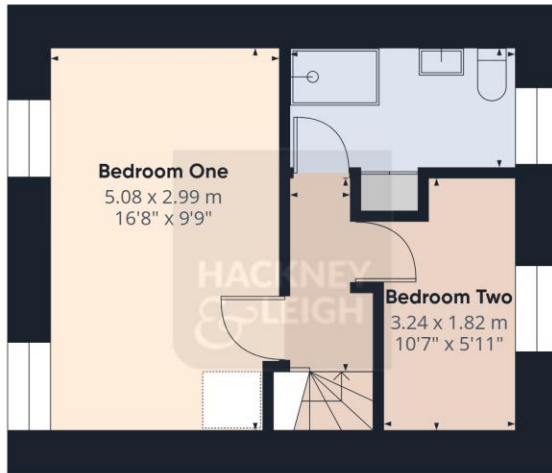
Shower Room



Garden



Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**

57.5 m<sup>2</sup>  
618 ft<sup>2</sup>

**Reduced headroom**

1.2 m<sup>2</sup>  
13 ft<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

..... Below 1.5 m/5 ft

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

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**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 £42.67 (incl. VAT) per individual or £36.19 (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 £120 (incl. vat).

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 26/03/2026.

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