



Glen Cottage

Main Street, Wray, Lancaster, LA2 8QB

Guide Price £199,995

Glen Cottage

Wray

Welcome to this beautifully refurbished *end terraced cottage* nestled in the heart of the sought after village of Wray, renowned for its vibrant community it is in the picturesque Forest of Bowland AONB. This charming property seamlessly blends original character with modern comforts, offering the perfect peaceful haven for full or part time living.

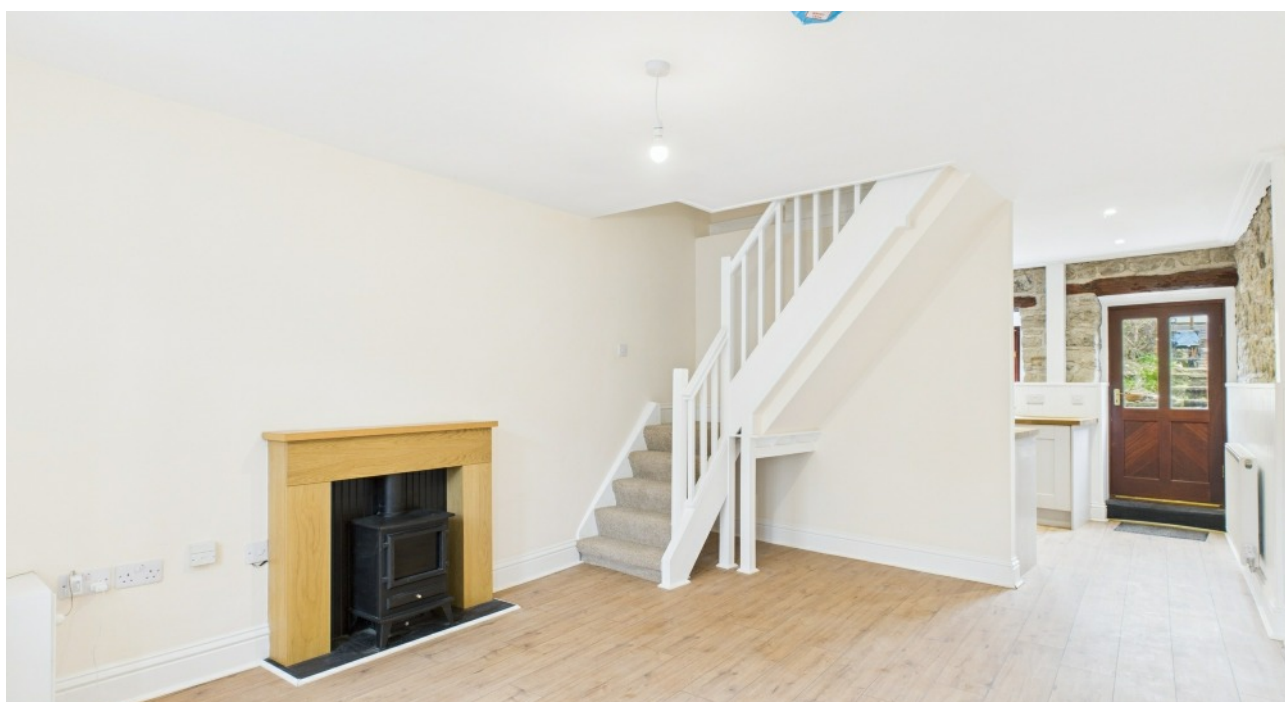
Entering the sitting room you are greeted with a wooden fireplace with gas fire, immediately creating a warm, cosy focal point for relaxing evenings. A feature of this home is the modern kitchen, where contemporary design is perfectly complemented by exposed stonework, adding texture and character to the space. Functional and stylish, there are sleek integrated appliances.

The double bedroom, single bedroom and family bathroom are found off the first floor landing. All decorated with neutral tones and just waiting for new owners to make their own. The additional loft room is a great size, flooded with natural light from the side window and large Velux skylight.

To the rear of the property is a small yard with a stone outbuilding and a small garden area which would be perfect for pots and shrubs.

Location

Truly picturesque, this delightful village has quaint streets where period cottages and houses, conversions and more recent additions all sit side by side. An exceptionally popular village, there is a community run village store (open seven days a week and stocking not just essentials, but local crafts and bike spares as well as offering a dry cleaning service), popular tea rooms and a traditional pub with a reputation for good food. The pre-school, primary school and children's play area are a great asset for those with children as is the thriving institute. There are also two churches in the village. The undulating countryside of the surrounding valley is popular for walkers and cyclists with routes for every age and ability. The village is on the local bus route with services into Kirkby Lonsdale and Lancaster. For older children, school buses stop on the main street and take pupils in either direction.





Directions

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Use the postcode **LA2 8QB** on Sat Nav with reference to the directions below:

Driving northbound on the A683 from Lancaster or the M6 (J34) towards Kirkby Lonsdale, turn right onto the B6480 signposted *Wray* shortly after passing through Claughton (you'll spot the Fenwick Arms on your left). Proceed into Wray village on Hornby Road. Take the right turning down Main Street, passing the post office/village shop and continuing around the bend. The cottage is the first in the second row of properties.

Services

Mains electricity, gas, water and drainage. Gas fired central heating to radiators from a combination Main eco compact boiler in the storage cupboard in Bedroom one.

Broadband

Full fibre gigabit broadband available from B4RN (Broadband for the Rural North) www.B4RN.org.uk. All B4RN customers receive gigabit (1,000Mbps) speed.

Mobile

Indoor: EE and Vodafone are reported as 'limited' for both Voice and Data services. O2 is reported as 'limited' for Voice services but does not report providing Data services. Vodafone does not report providing any service.

Outdoor: EE, Three, O2 and Vodafone are all reported as 'likely' for both Voice and Data services.

Broadband and mobile information provided by Ofcom.

Tenure

Freehold

Included in the sale

Fitted carpets, curtains, curtain poles, blinds, light fittings and integral kitchen appliances as listed: induction hob, electric oven, under cabinet fridge and freezer, Hotpoint washing machine.

Please note

The next door neighbour has a right of way through the yard to access their back door and garden.

Local Authority charges

Lancaster City Council – Council Tax band C



	<p>Approximate total area¹⁾ 798.91 ft² 74.22 m²</p> <p>Reduced headroom 69.38 ft² 6.45 m²</p> <p>(1) Excluding balconies and terraces</p> <p>Reduced headroom Below 5'0" 5 m</p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p> <p>Calculations were based on RICS IPMS 3C Standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.</p> <p>GIRAFFE 360</p>
 <p>Utility Room</p> <p>Bedroom one 11'9" x 12'5" 3.58 x 3.81 m</p> <p>Bedroom two 6'9" x 8'7" 2.07 x 2.64 m</p> <p>Landing 2'6" x 5'9" 0.78 x 1.76 m</p> <p>Bathroom 4'7" x 8'4" 1.41 x 2.56 m</p> <p>Floor 1 Building 1</p>	 <p>Outbuilding 6'4" x 6'6" 1.95 x 1.98 m</p> <p>Floor 0 Building 2</p>
 <p>Sitting Room 12'2" x 15'6" 3.71 x 4.72 m</p> <p>Kitchen 12'1" x 9'0" 3.69 x 2.74 m</p> <p>Floor 0 Building 1</p>	 <p>Loft Room 12'5" x 16'7" 3.78 x 5.07 m</p> <p>Floor 2 Building 1</p>

Viewing is strictly by appointment with the sole agents. The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details are correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.