



8 Wennington Road, Wray, Lancaster, LA2 8QH

O.I.E.O. £600,000





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Offers in Excess of £600,000



5 Bedrooms



2 Bathroom

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- Spacious detached family home with flexible living accommodation
 - Generous gardens, garaging and parking
 - Set within the vibrant Lune Valley village of Wray, with excellent amenities
 - Highly accessible location and excellent connectivity
 - Set within the catchment for excellent local schooling



Offering an upgraded and modernised four / five bedroom detached family home, set within the heart of the sought-after Lune Valley village of Wray. This spacious and versatile property is perfectly suited to modern family living, offering generous accommodation throughout, alongside a flexible ground floor space providing an ideal playroom, second sitting room or fifth bedroom space.

Situated off Wennington Road, the property is set within the heart of the village of Wray, which is a popular Lune Valley village, known for its vibrant and friendly community. Famously showcased by its annual Scarecrow Festival, the village is a popular location for families and professionals alike. Local amenities include a community-run village shop, primary school, garden centre and public house, all within walking distance.



Beyond, the village enjoys excellent transport links to the historic city of Lancaster and sits within the catchment area of highly regarded schools, being Queen Elizabeth School in Kirkby Lonsdale and Lancaster Grammar Schools. The property sits within easy reach of the market town of Kirkby Lonsdale, known for its independent shops, eateries and cafes. The M6 motorway is accessed at Junction 34, and there are railway connections at Lancaster Railway Station, with direct access to the West Coast Mainline and, more locally, from Wennington Station, which is on the Carnforth / Leeds line.



The property is a welcoming home, with a bright and spacious hallway, seamlessly linking the ground floor accommodation. There is a living room which spans the full width of one side of the property, this room is set around a central woodburning stove and is a great space for relaxing and entertaining.

The kitchen is a thoughtfully designed and upgraded space, being a breakfast kitchen with a range of units providing ample storage, as well as integral appliances. The kitchen is complemented by a separate dining area for more formal occasions.



A useful utility room provides an excellent and practical space for everyday living and connects the main house to the annexe area, providing a convenient access to the rear garden.

Set to one side of the property, beyond the utility is a further room which is currently a playroom space but could be used as a fifth bedroom or playroom space. There is a separate shower room making this ideal for guests. The main space has doors to the rear garden, giving its own separate access.





Upstairs, the first floor offers four well-proportioned bedrooms one of which is currently used an office space and a contemporary family bathroom, providing W.C., wash hand basin, bath and separate shower cubicle providing ample space for families.







Externally, the property continues to offer a space of generous proportions. To the front there is parking for several vehicles, along with an electrical vehicle charging point and a detached garage building, providing excellent storage. To the rear, is an enclosed lawned garden, which creates a safe and private outdoor area, ideal for children and pets, to enjoy those summer months and a flagged patio area which is ideal for alfresco dining.

This is a fantastic opportunity to acquire a well-appointed family home with the benefit of energy saving improvements making this a convenient property to run, all set within a truly desirable village setting.





General Remarks

Services: Mains electricity, mains gas, mains water and mains drainage available and connected. The property benefits from solar panels and battery storage.

Parking allocated and number of spaces : On site for several vehicles.

Construction Type : Rendered masonry stone under slate roof.

Restrictive Covenants : None known.

Listed building : None.

Conservation Area / National Landscapes : The property sits within Wray, which is a Conservation Area and the Forest of Bowland National Landscape.

Easement, and Wayleaves or Rights of Way : The property is sold subject to and with the benefit of all rights of way whether public, private, light support, drainage, water, electricity and other rights and obligations, easements and quasi-agreements and restrictive covenants and all existing proposed wayleaves for masts, pylons, stays, cables, drains, water, gas and other pipelines whether referred to in these particulars and stipulations or not. We are aware there is a right of way over the front of the property for neighbouring properties.

Footpaths / Bridleways : We are not aware of any footpaths affecting the subject property.

Flooding : The property has not flooded within the last 5 years, According to the Environment Agency's website the property sits in flood one.

Unimplemented Planning Consents : None known.

Planning Consents affecting the property : None known.

Local Authority: Lancaster City Council **Council Tax:** Band F

Broadband: B4RN is available and connected.

Title & Tenure: The property is offered for sale Freehold with vacant possession upon completion.

Mortgage ability : We understand that as far as we are aware it is possible to secure a mortgage against this property.

Buyers information: Buyers should be aware that stamp duty is payable on the purchase of a property. Stamp Duty levels can vary between buyers. Please look at the HMRC Stamp Duty Calculator for further information

Please note: Armitstead Barnett LLP have not tested any of the above services and purchasers should satisfy themselves as to their presence and working condition prior to exchange of contracts.

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of Emma Hodkinson BSc (Hons) MRICS FAAV MNAEA. Where possible, we ask that all potential buyers look at virtual viewings in the first instance and get a bearing as to the location and area via Google maps where the area is less familiar. Some of our vendors request only physical viewings to parties in a position to proceed.

What3words Location : launcher.trainers.beaten

Money Laundering Regulations Compliance: please bear in mind, that Armitstead Barnett will require from any purchaser looking to offer on a property, details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors' contact details and 2 forms of identification. We will also undertake an electronic identity check which will leave a soft ID print, but will not affect credit rating.

Mortgage Referrals : We refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would receive a referral fee, typically between £100 and £700 per successful referral, which leads to mortgage adviser earning commission from them, for recommending you to them.

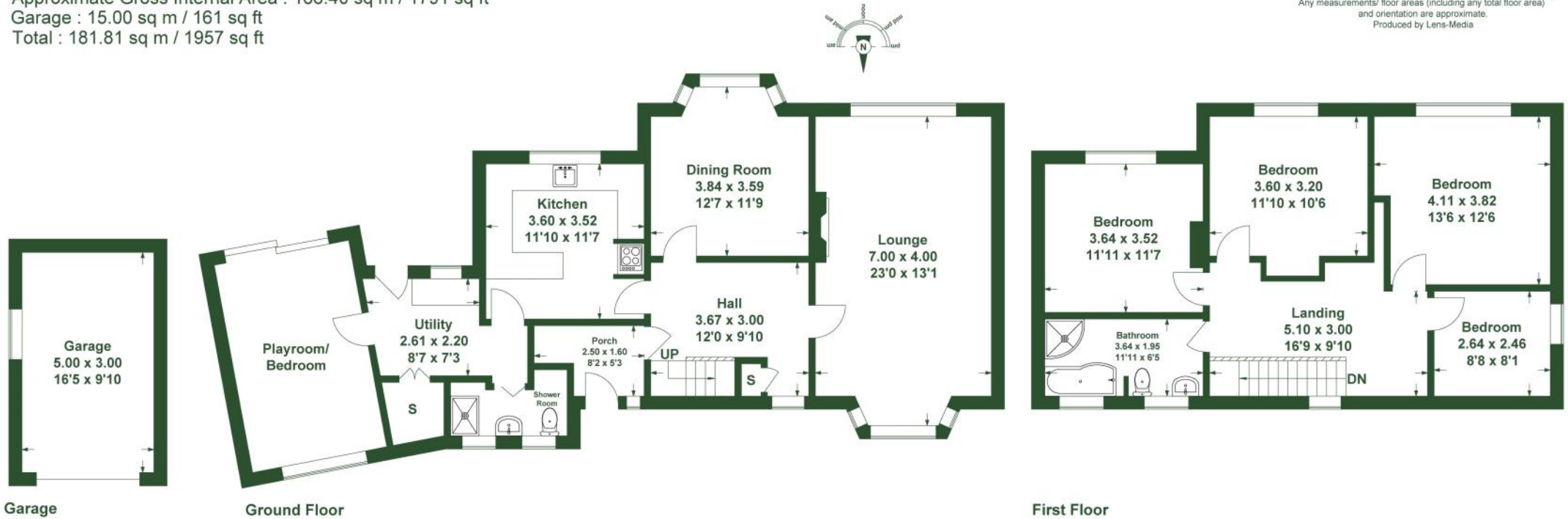
Method of Sale: The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers

SUBJECT TO CONTRACT



Approximate Gross Internal Area : 166.40 sq m / 1791 sq ft
 Garage : 15.00 sq m / 161 sq ft
 Total : 181.81 sq m / 1957 sq ft

This floorplan is for illustrative purposes only, it is not drawn to scale.
 Any measurements/ floor areas (including any total floor area)
 and orientation are approximate.
 Produced by Lens-Media



Armitstead Barnett for themselves and the vendors or lessors of this property whose agents they are given notice that:

01. All descriptions, plans, dimensions, references to conditions or suitability for use and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser or tenant should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as the correctness of them. 02. Any electrical or other appliances at the property have not been tested nor have the drains, heating plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract. 03. No person in the employment of Armitstead Barnett LLP has any authority to make any representations or warranty whatsoever in relation to this property. 04. These particulars are produced in good faith and set out to the general outline only for the guidance of intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or Contracts nor any part thereof. 05. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing Lease or Tenancy document or Agreement as to the term, rent, rent deposit, conditions and or covenants (if any) affecting the property. 06. All correspondence (whether marked or not) and all discussions with Armitstead Barnett LLP and or their employees regarding the property referred to in these particulars are subject to contract

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 81 B | 82 B |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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