



Hornby Road, Caton, Lancaster LA2 9QS

Asking Price £430,000





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Lancaster LA2 9QS

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4 Bedrooms



2 Bathroom

-
- Substantial semi-detached period family home in a sought-after location.
 - Beautifully upgraded by the current owners, whilst retaining period features.
 - Generous accommodation arranged over four floors.
 - Gardens and off-road parking.
 - Sought-after village location, with excellent access to Lancaster, the Lune Valley and the M6.



Occupying a prominent position in the heart of Caton, this property is a stone built period property offering spacious and versatile accommodation over four floors.

The current owners have thoughtfully enhanced the property to create a balance between traditional character and contemporary family living. Of note is the opening up of the principal reception room, to create an impressive open plan living / dining space that provides an excellent flow and flexibility for everyday family life.



Located in Caton, one of the Lune Valley's desirable villages, there are an excellent range of local amenities on hand, including a village shop, primary school, public house, café and community facilities. The village is surrounded by stunning Lune Valley landscapes and provides some excellent walks and cycling routes from the doorstep.

The historic city of Lancaster is only a short drive away, providing a comprehensive range of shops and amenities, including leisure and educational facilities; with excellent transport links via Junction 34 of the M6, which is approximately 10 minutes' drive, and access to the West Coast Mainline from Lancaster Railway Station, giving direct rail links to London, Manchester and Glasgow.



Believed to be The Old Surgery the property has a welcoming feel which continues throughout. The entrance hall leads through to a bright, bay window fronted living room, which is a light open space set around an open fireplace. The living room seamlessly connects to a generous dining area, which is a recent upgrade and alteration to the property, creating a wonderful social space in the heart of the home. The dining area also has an open fireplace and an outlook to the rear garden. Beyond, the fitted kitchen offers ample wall and base unit storage, together with points for appliances. The kitchen enjoys views over the garden and opens into a conservatory, which provides an additional living area, with direct access to the outside and a woodburning stove for those cosier months.



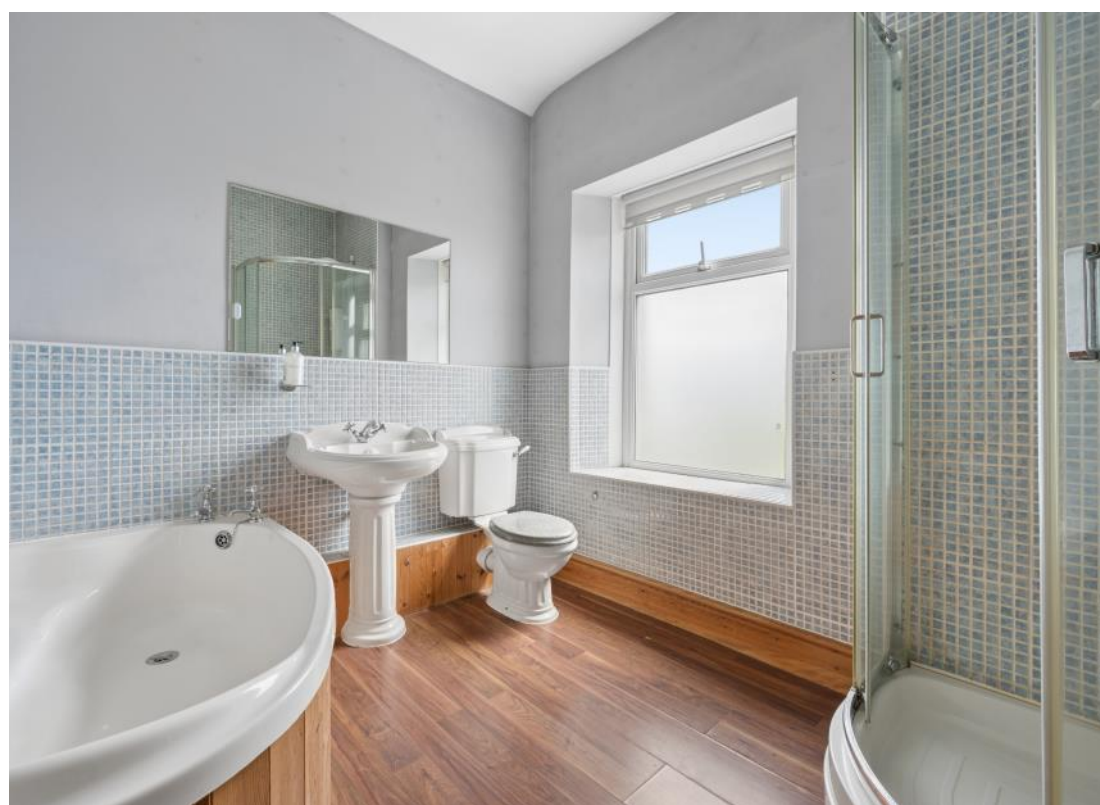
From the kitchen there is a lower ground floor, which provides a substantial cellar room, ideal for storage, hobbies or providing potential for further use, such as a home office.





To the first floor, there are two spacious double bedrooms, together with a large family bathroom, featuring a separate shower cubicle, corner bath, WC and wash hand basin. There is a further shower room which has been upgraded and provides WC, wash hand basin and separate shower cubicle. The principal bedroom is situated with an outlook to the front, and has a feature fireplace to one wall, adding to the charm and feel of this space.

The second floor provides two further well-proportioned double bedrooms, making the property ideally suited to growing families or those requiring a flexible space to work from home.







Externally, the property benefits from off-road parking to the front, together with an enclosed rear garden, offering an attractive setting for outdoor dining. With a stone flagged patio area immediately outside the living room and a further raised decking area, there is plenty of space to capture the sun throughout the day. There is a personal access gate leading directly onto the community playing field beyond.

This impressive home will particularly appeal to families seeking generous living accommodation within a thriving village community. The flexible layout makes this an excellent choice for buyers looking for additional space, whilst retaining character and accessibility.





General Remarks

Services: Mains electricity, mains water and mains drainage available and connected. There is an EV Smart charger at the property

Parking allocated and number of spaces : On driveway at front of property.

Construction Type : Semi-detached stone under slate roof.

Restrictive Covenants : Details of the covenants contained within the Title are available from the selling agents.

Listed building : None.

Conservation Area / National Landscapes : None.

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.

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

Flooding : The property is located within Flood Zone 1, being very low chance of flooding from rivers, seas or surface water.

Unimplemented Planning Consents : None known.

Planning Consents affecting the property : None known.

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

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 Hodgkinson 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 : [///ducks.fattening.regaining](#)

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.

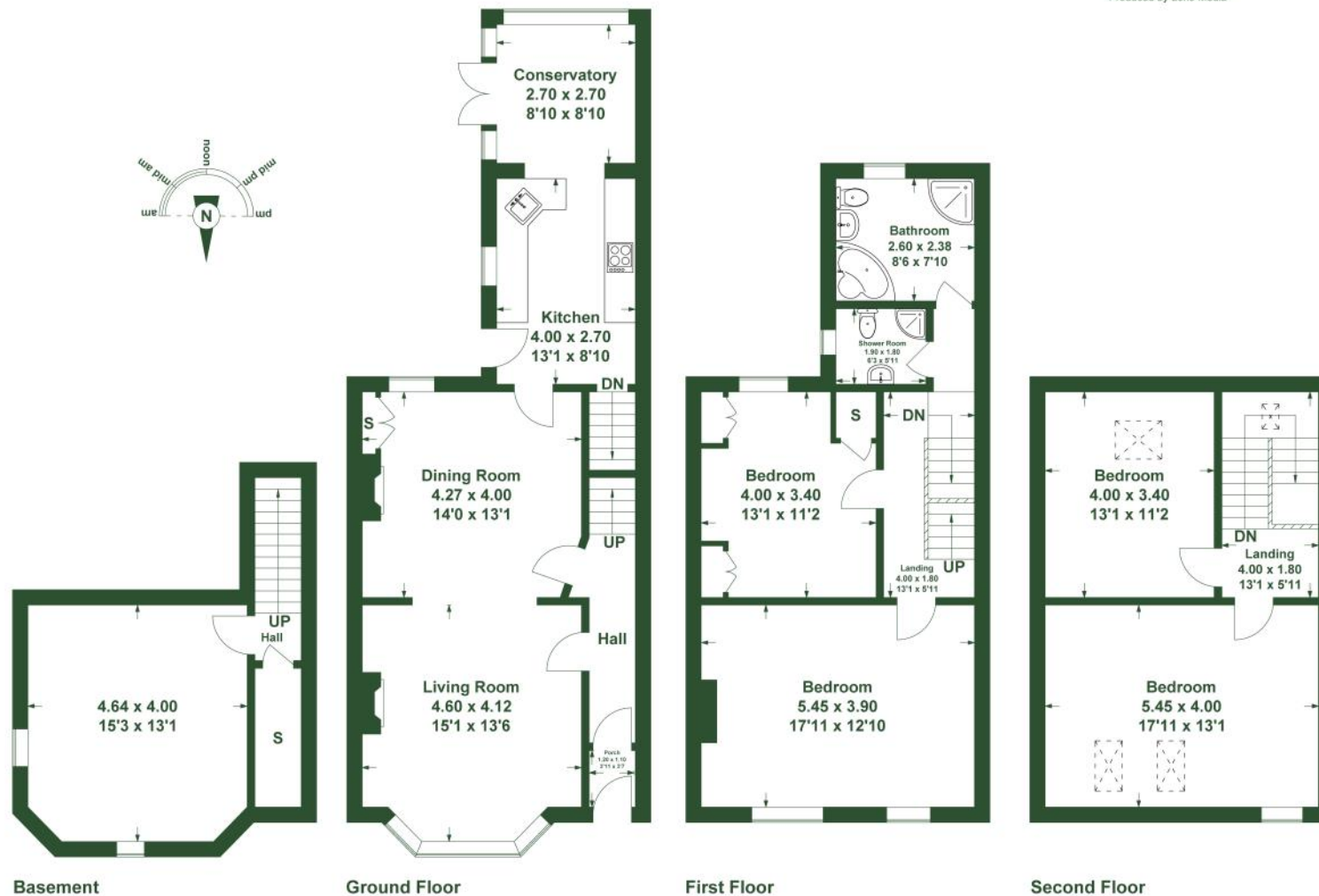
Method of Sale: The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers

SUBJECT TO CONTRACT



Approximate Gross Internal Area : 186.67 sq m / 2009 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 to 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		77 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		



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