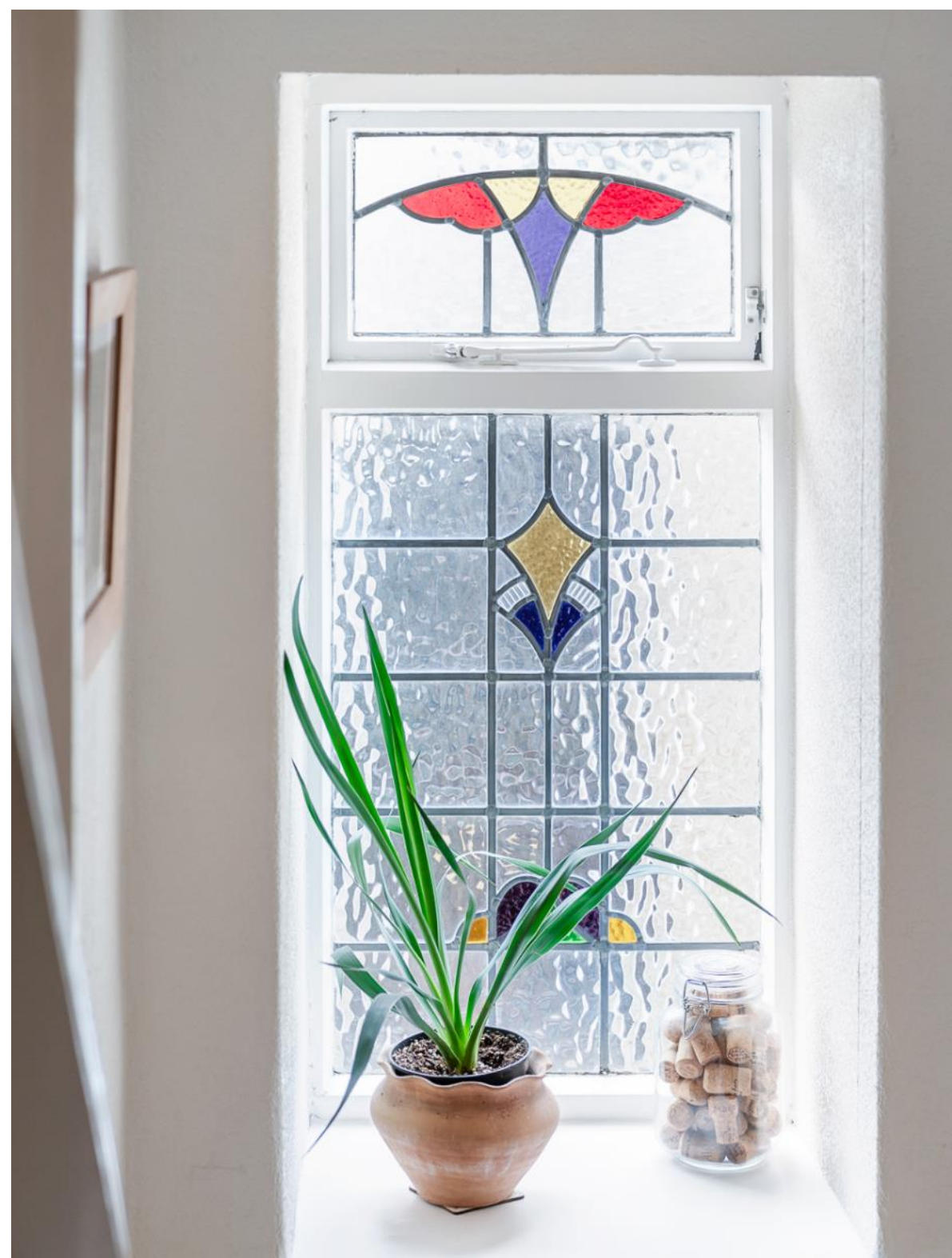




Wray, Lancaster LA2 8QF

Offers In Excess Of £300,000





Wray, Lancaster

LA2 8QF

Offers In Excess Of £300,000



3 Bedrooms



2 Bathrooms

-
- Character stone-built cottage property.
 - Spacious accommodation over 3 floors.
 - Beautiful gardens offering excellent privacy.
 - Sought-after village location with strong community.
 - Excellent accessibility and connectivity to M6, rail links and local schooling.



Nestled within the picturesque and highly sought-after village of Wray, this characterful stone-built semi-detached cottage offers spacious accommodation arranged over three floors. The property combines period charm with exciting potential for modernisation, making this a delightful home with excellent opportunity for a buyer seeking village life.

Occupying a central village position, the property has easy access to the varied amenities including community run shop, garden centre and tearoom, a public house and primary school. The village is renowned for its community spirit, with its annual village Scarecrow Event being a popular occasion. The location is well-placed for access to the historic city of Lancaster, which provides further services and amenities, as well as excellent access to the M6 and a railway station providing direct links to Manchester, London and Glasgow. The, more local, market town of Kirkby Lonsdale is also highly popular amongst those from the surrounding areas, offering a range of independent shops and services. For the family market, there is an excellent village primary school, and the location is situated in the catchment area for Queen Elizabeth School in Kirkby Lonsdale, and the Grammar Schools in Lancaster.







The accommodation is thoughtfully arranged over three levels and offers purchasers excellent scope to personalise and enhance the accommodation to suit their tastes.



The ground floor features a generous living room, full of natural light and set around a central fireplace. This is an ideal space for both relaxation and entertaining. Situated to the rear, is a large dining-kitchen, which stretches the full width of the property, creating a sociable heart of the home, with ample room for cooking, dining and family gatherings. For practical access, there is a choice of side personal access doors, providing access to the side and rear of the property.



On the first floor there are two well-proportioned double bedrooms, one being situated with an outlook to the front, and the other with an outlook to the rear. There is a central family bathroom with bath, WC and wash hand basin, together with storage to one wall.



The staircase continues to the second floor, with a further spacious double bedroom and separate shower room, creating an ideal guest suite, a teenager's retreat or home working space. There is a mezzanine storage area set around the landing, which helps to give this floor a spacious feel.





A particular highlight of the property is the detached garden, positioned away from the house, to provide a private and tranquil area. Beautifully stocked with mature planting, established shrubs and fruit trees, the garden offers a wonderful space to relax and enjoy the peaceful setting. The garden is made up of lawned areas and patio areas, as well as mature planting. The summerhouse is situated in one corner of the garden, creating an ideal spot to enjoy the evening sun with a G&T. Complete with electricity and potential for Wi-Fi connectivity, it offers excellent potential as a home office, studio or hobby room. For those with more green fingered interests, the garden also provides a greenhouse, garden shed and additional storage building. These provide superb storage or would be great as a hobby space for gardening projects.



Set within the Forest of Bowland Natural Landscape and in the heart of the Lune Valley, the location provides excellent opportunities for walking, cycling and outdoor pursuits and is ideal for those looking for a family home, a second home or investment opportunity.



General Remarks

Services : Mains electricity, mains water, mains gas and mains drainage available and connected.

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.

Parking : On street

Construction Type : Semi-detached stone under slate roof construction.

Restrictive Covenants : None known.

Conservation Area : The property is located within the Forest of Bowland Natural Landscape and sits within a Conservation Area.

Listed Building : None.

Broadband : B4RN available and connected.

Flooding : The Environment Agency puts the property at low risk of flooding.

Planning Consents affecting the property : None known.

Local Authority : Lancaster City Council

Council Tax : Band D

Title & Tenure : Freehold with vacant possession upon completion.

Easements, Wayleaves and 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. The property has a pedestrian Right of Way through the neighbouring property's garden to access the garden area. The neighbouring properties also have a Right of Way to the side and rear of the subject property.

What3Words : [*///words.abandons.menu*](#)

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of [Emma Hodkinson BSc \(Hons\) MRICS FAAV MNAEA tel: 01539 751 993](#)

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.

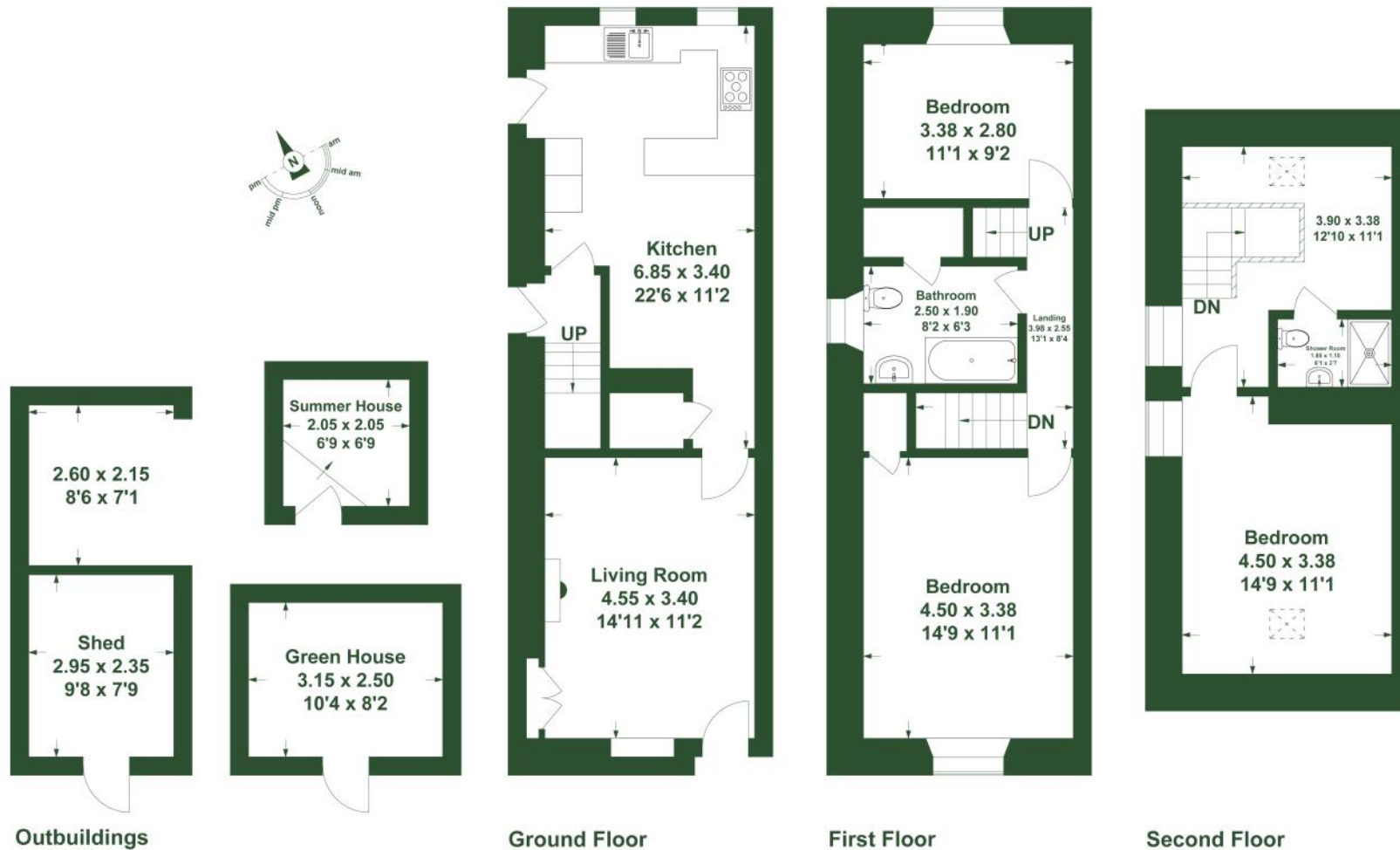
Method of Sale : The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers.

PHOTOS TAKEN APRIL 2026



Approximate Gross Internal Area : 109.45 sq m / 1178 sq ft
 Outbuildings : 25.47 sq m / 274 sq ft
 Total : 134.92 sq m / 1452 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



Amitstead 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 Amitstead 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 Amitstead 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		85 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



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