



Post Horse Lane, Hornby, Lancaster, LA2 8RH

O.I.R.O. £550,000





Post Horse Lane, Hornby, Lancaster, LA2 8HR

Offers in the region of £550,000



5/6 Bedrooms



3 Bathroom

-
- Spacious and versatile family home.
 - Good sized gardens, garaging and parking.
 - Set in a sought after Lune Valley Village.
 - Highly accessible location in catchment for excellent schooling.



Tucked away in a peaceful and discreet position within the highly sought-after village of Hornby, this beautifully extended and modernised home offers exceptional space, flexibility, and lifestyle appeal. Designed with family living in mind, the property provides extensive and adaptable accommodation including 2/3 reception rooms, 5/6 bedrooms, and three bathrooms. The accommodation creates a home that is both practical and inviting.

The position offers an idyllic lifestyle that attracts both residents and visitors alike. Despite its rural setting Hornby is conveniently located with access to the market town of Kirkby Lonsdale just a short drive away, known for its quaint market and independent shops and bars and the larger historic city of Lancaster offering excellent amenities. Hornby has excellent transport links, making it easy to explore the surrounding areas including the nearby Lake District and Yorkshire Dales National Parks.



The village itself captures an essence of rural charm with its historic landmarks including Hornby castle and its vibrant community. With a choice of amenities including shop, post office, tea rooms, hairdressers, and doctors as well as educational establishments this is the perfect family-friendly environment and community.

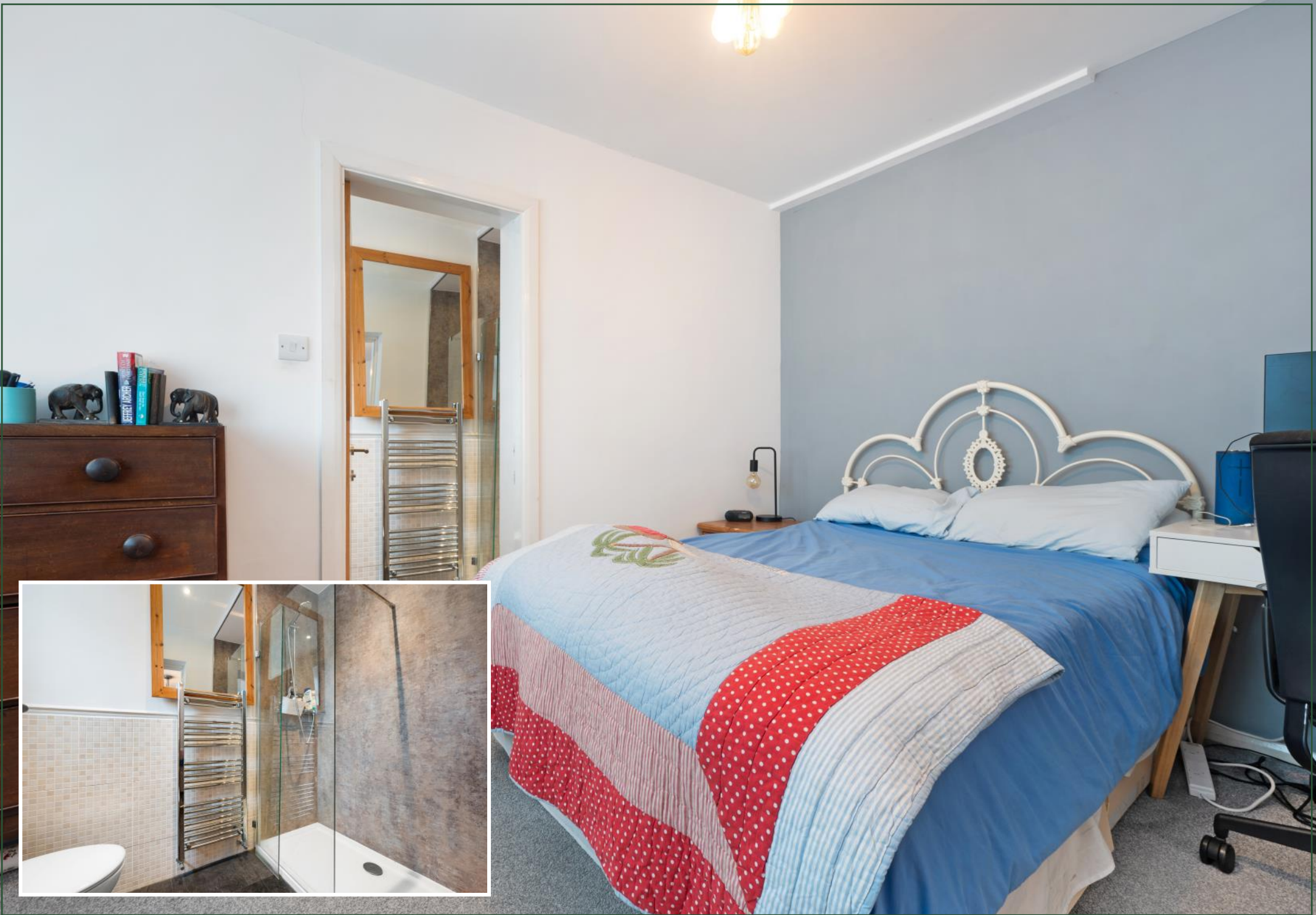




A charming oak-covered porch creates a welcoming first impression, leading into a bright and spacious entrance hall. At the heart of the property lies a stunning open-plan living and dining space, flooded with natural light from feature glazing above, offering the ideal setting for both everyday living and entertaining. This has an outlook over the garden area being a private and peaceful space. The adjoining kitchen is well-appointed with a range of fitted units and integrated cooking appliances, complemented by a separate utility room along with a ground floor WC and internal access to the garage.



The ground floor offers superb versatility with a ground floor bedroom with en-suite shower room, being an ideal guest bedroom, a further bedroom or study, perfect for home working and a cosy yet spacious living room featuring a multi-fuel stove.





Upstairs, a spacious landing leads to five well-proportioned bedrooms. The principal bedroom suite is particularly impressive with built-in wardrobe, an en-suite shower room and French doors opening to a Juliet balcony.

A family bathroom with separate bath and shower serves the remaining bedrooms, in addition to the en-suite and ground floor facilities.

The rear-facing bedrooms enjoy delightful views towards Hornby Castle and St Mary's Church, adding a picturesque backdrop to everyday living.



Externally, the home is equally impressive, set within wraparound gardens that provide an enclosed garden with extensive lawns, alongside excellent outdoor entertaining space finished with a sandstone patio. Ample off-road parking for multiple vehicles and an integral garage complete the grounds. The gardens offer both privacy and space—perfect for families and those who enjoy outdoor living.

Offering exceptional space, flexibility, and a prime village setting, this is a rare opportunity to acquire a substantial and beautifully presented home in one of the Lune Valley's most desirable locations.





General Remarks

Services: The property has the benefit of mains electricity, mains water and mains drainage available and connected. Heating is via a mains gas central heating system.

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

Construction Type : Stone under slate roof construction.

Restrictive Covenants : None known.

Listed building : 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 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.

Broadband: B4RN is available and connected.

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.

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

Local Authority: Lancaster City Council Council Tax: Band F

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of Emma Hodgkinson BSc (Hons) MRICS FIAAV 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 : //split.dries.collide

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

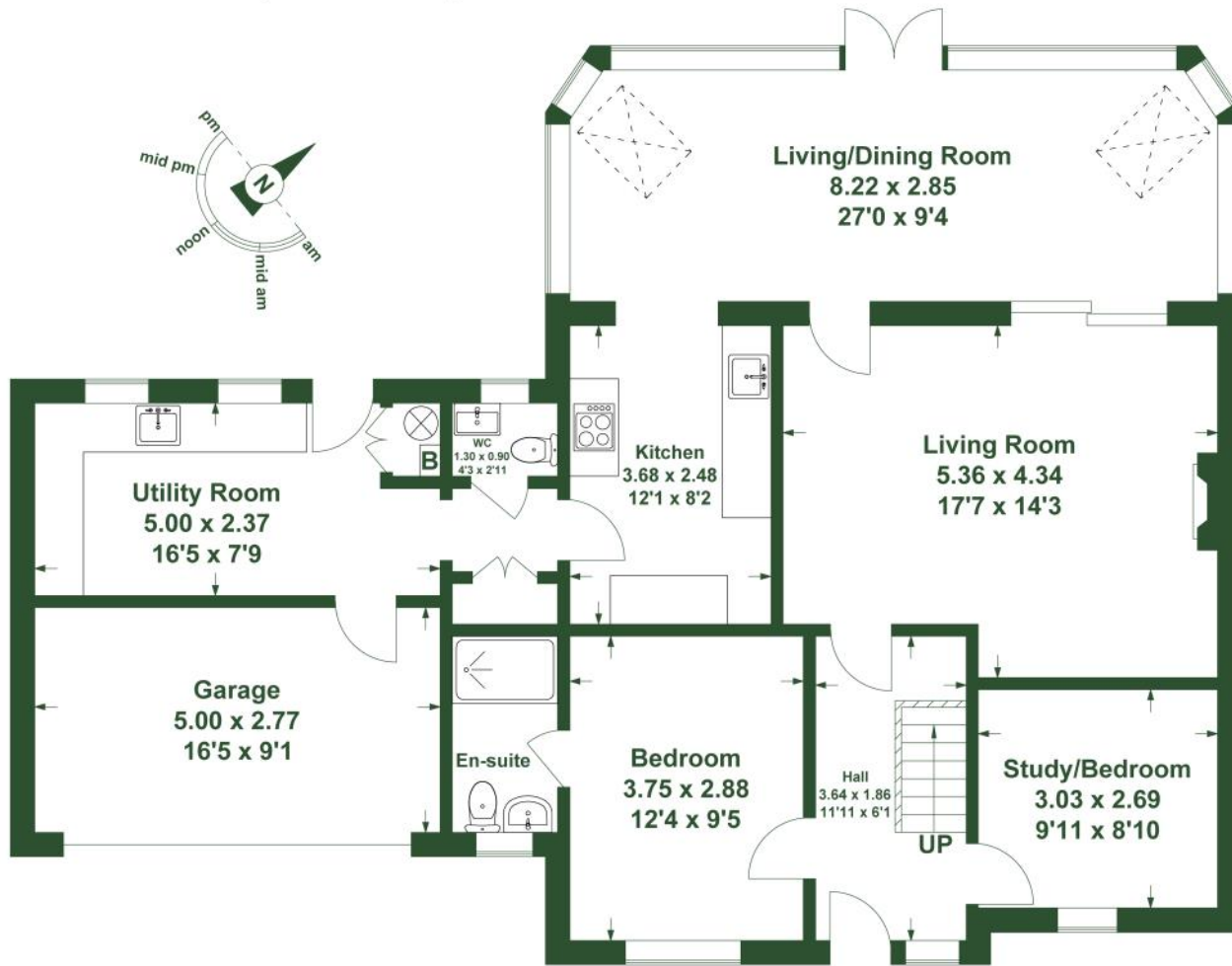


Approximate Gross Internal Area : 163.44 sq m / 1759 sq ft

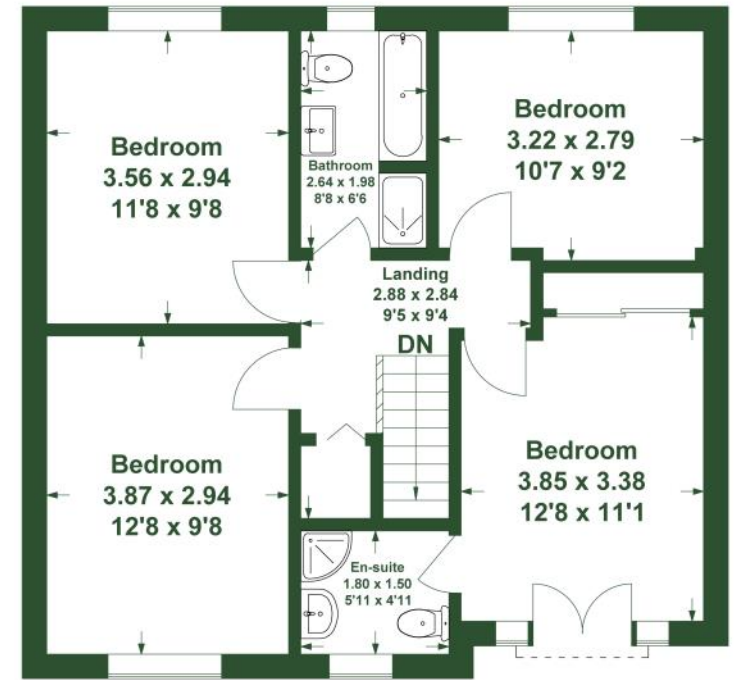
Garage : 13.85 sq m / 149 sq ft

Total : 177.29 sq m / 1908 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



Ground Floor



First Floor

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	75 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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