

Royal Oak Meadow, Hornby, Lancaster, LA2 8LJ

Offers in the Region of £275,000



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3 Bedrooms

2 Bathroom

- Attractive and well-presented three-bedroom mid-terrace family home.
- Situated within the sought-after Lune Valley village of Hornby.
- Integral single garage and driveway providing off-road parking.
- Attractive front garden and generous enclosed lawned garden to the rear.
- Conveniently positioned for access to village amenities and the surrounding countryside.
- Likely to appeal to families and those seeking a village lifestyle.





Royal Oak Meadow presents an excellent opportunity to acquire a spacious and well-presented three-bedroom home, situated within an established residential setting in the popular Lune Valley village of Hornby.

The property provides well-proportioned accommodation arranged over two floors, combining modern interiors with a practical and versatile layout ideally suited to the family market. Of note is the generous open-plan lounge and dining room, together with a modern fitted kitchen and a particularly spacious principal bedroom.

Externally, the property benefits from gardens to both the front and rear, driveway parking and an integral garage, providing an attractive combination of internal and external space.

The property is likely to appeal to a broad range of purchasers, particularly families and those looking to enjoy the benefits of village living whilst remaining within convenient reach of larger towns and employment centres.





Hornby is an attractive and sought-after village situated within the picturesque Lune Valley, surrounded by beautiful countryside and enjoying a strong sense of community.

The village offers an appealing lifestyle for those looking to embrace rural living, with countryside walks and riverside scenery. The village benefits from an excellent range of local amenities, including Primary School, a village shop, post office, tea rooms, doctors' surgery, community swimming pool and village institute, all contributing to the strong community spirit and desirable lifestyle associated with this popular Lune Valley village. The village also sits in the catchment for popular secondary schools including QES, Kirkby Lonsdale and the Grammar schools.

Hornby is conveniently positioned for access to the historic city of Lancaster, the market town of Kirkby Lonsdale and the wider Lune Valley. The location also provides access to the Yorkshire Dales, the Forest of Bowland and the Lake District, offering excellent opportunities for those with an interest in outdoor pursuits.





The property is approached from the front via a driveway providing off-road parking and access to the integral single garage, alongside an attractive lawned garden.

Internally, the accommodation opens into an entrance vestibule, leading through to a welcoming entrance hall with staircase to the first floor and access to the principal ground-floor accommodation.

The spacious lounge and dining room expands to full width of the property, providing an excellent space for everyday family living and entertaining. The two areas are linked by an attractive archway. Windows to the front and French doors opening onto the rear garden provide natural light and a pleasant outlook.

The kitchen is fitted with a modern range of grey wall and base units, complemented by contrasting work surfaces and tiled flooring. The kitchen provides access to a useful ground-floor shower room, comprising a shower, wash hand basin and WC, together with access to the integral garage.





To the first floor, a generous landing provides access to three bedrooms and the family bathroom.

The principal bedroom is particularly impressive, providing ample space for bedroom furniture and dressing facilities. The room is complemented by a feature arched recess and rooflight, adding character to the accommodation.

The two remaining bedrooms are well proportioned, offering flexibility for children's bedrooms, guest accommodation or home office space.

The family bathroom comprises a bath, separate shower, wash hand basin and WC, providing practical facilities for modern family living.









To the front, the property benefits from driveway parking, an integral single garage and an attractive lawned garden.

To the rear is a generously proportioned enclosed garden, predominantly laid to lawn with a paved pathway, mature and established boundary hedging. A seating area immediately adjoining the property is accessible via the French doors from the lounge, providing an attractive space for outdoor dining.

The garden offers excellent space for children to play, gardening enthusiasts or those simply looking to relax and enjoy the village setting.

Combining generous family accommodation, attractive gardens and a sought-after Lune Valley village location, Royal Oak Meadow offers an excellent opportunity to embrace village living. A property which must be seen to appreciate all that this property has to offer.



General Remarks

Services: Mains electricity, water, gas and drainage are 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 driveway and garage.

Construction Type: Rendered brick under shingle roofing.

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

Restrictive Covenants: None know.

Conservation Area: None.

Listed Building: None.

Broadband: B4RN is available and connected.

Footpaths, bridleways: We are not aware of any footpaths or bridleways affecting the property.

Flooding: According to the Environment Agency website the property sits in Flood Zone 1 being very low chance of flooding from rivers, seas or surface water.

Planning Consents affecting the property: None so far as we are aware.

Unimplemented Planning Consents: There is a planning application for residential development at the top of Royal Oak Meadow which has commenced.

Fixtures & Fittings: Please note the fire in the living is not included in the sale but may be available by separate negotiation.

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.** }. 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. Please note that CCTV and or recording devices may be in operation at the property during viewings

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.. Please note we are aware that the neighbours have a foot access over the rear garden. This right of way is reciprocal to the subject property.

What3Words: ///cheaply.nicknames.lend

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.

Use of AI: Armitstead Barnett LLP may use artificial intelligence tools to assist in the delivery of its services. Such tools are used only to support the work of our surveyors and do not replace professional judgement.

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.

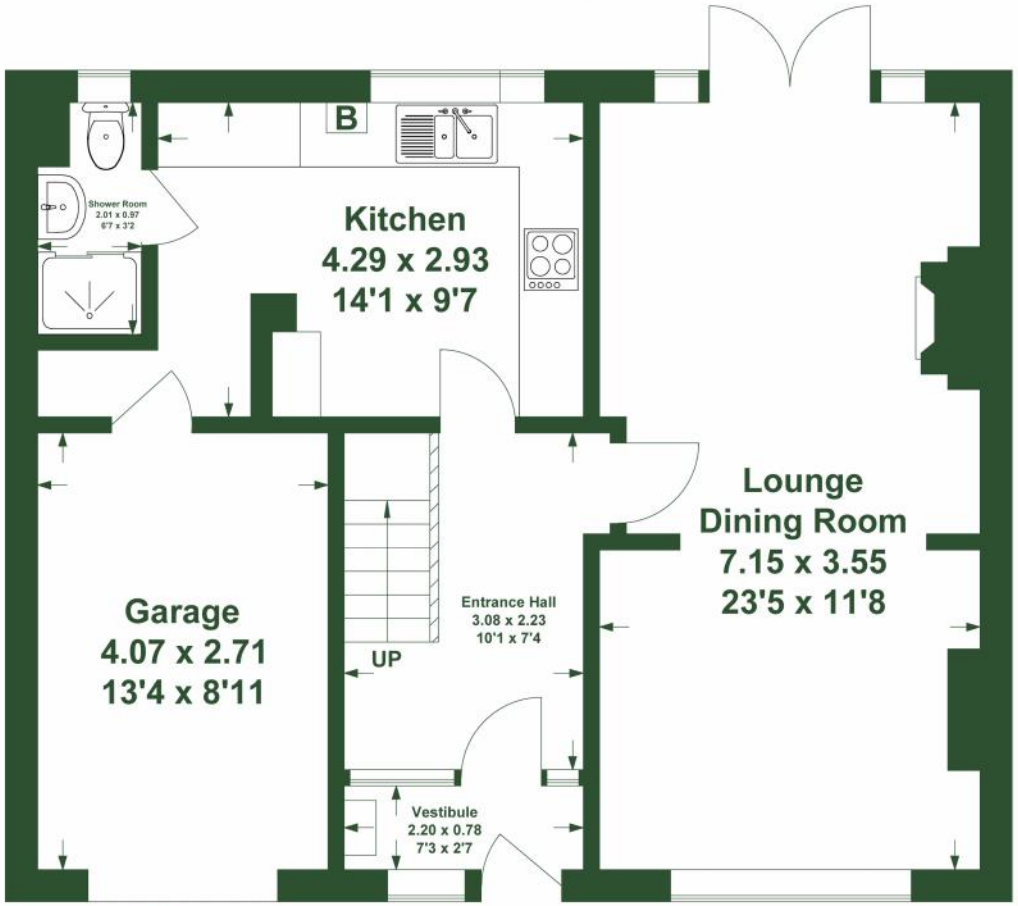
AML checks: Buyers who have had an offer accepted in principle, will need to complete an Anti-Money Laundering (AML) and Identity Verification check, this is a legal requirement. We use a specialist third party to conduct these checks. Individuals purchasing a property have checks conducted directly by Coadjute and a non-refundable fee of £45.00 plus VAT per purchaser will be payable. This fee cannot be refunded even if the property purchase does not go ahead. We will be notified once the checks have been completed, if successful the Memorandum of Sale will then be sent to solicitors.

PHOTOS TAKEN NOVEMBER 2026

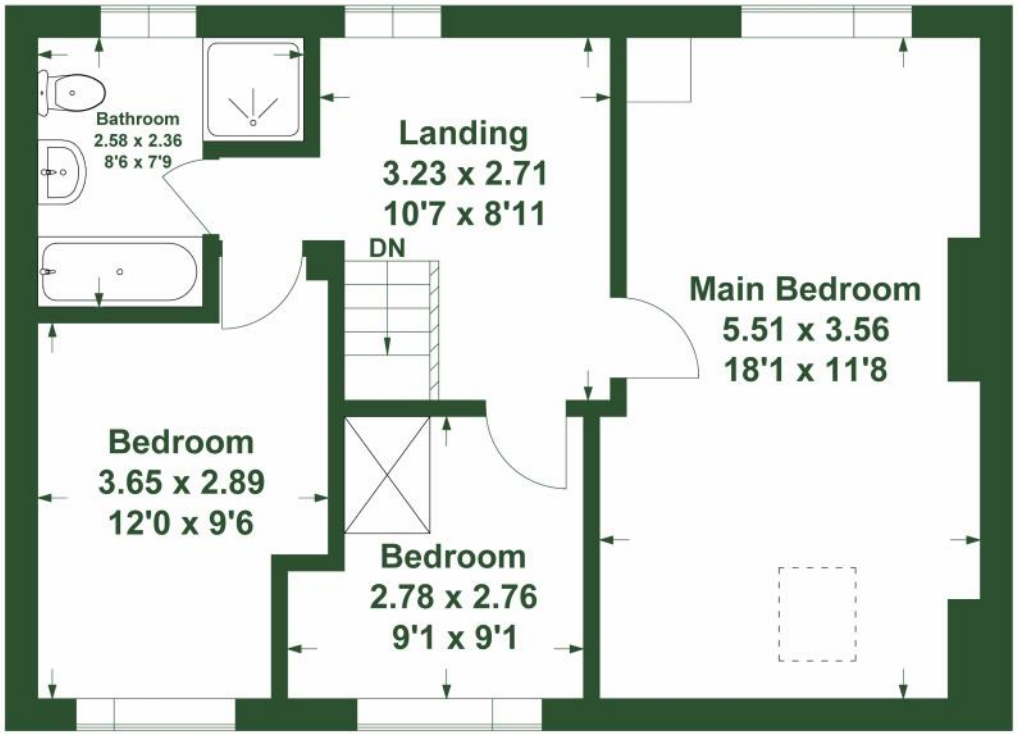
Approximate Gross Internal Area : 104.92 sq m / 1129 sq ft
Garage : 11.03 sq m / 119 sq ft
Total : 115.95 sq m / 1248 sq ft



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



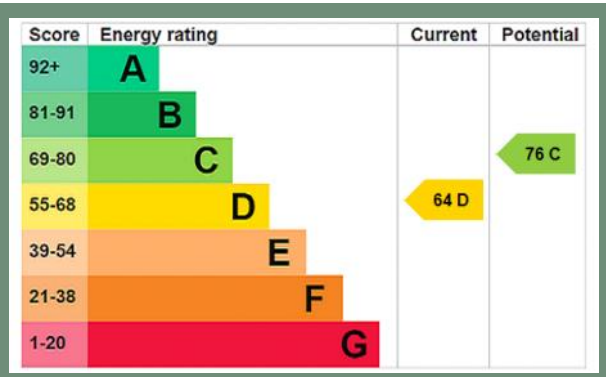
Ground Floor



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.





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