



22 Strands Farm Lane | Hornby





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1+WC 

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 **lunevalley**
ESTATES.



EPC -C



Band C



Leasehold





Move right in and make yourself at home in this delightful two-bedroom residence, tailor-made for first-time buyers or those seeking a cozy downsizing option. The generous living room welcomes you creating a warm and inviting atmosphere. The well-lit kitchen, with ample space for dining, seamlessly connects to the garden, offering a perfect blend of indoor and outdoor living. A ground floor cloakroom adds practical convenience to this charming abode..

Ascending to the first floor, you'll find two double bedrooms, perfectly complemented by a modern bathroom situated between them. The private rear garden, secure and low-maintenance, invites you to relax and soak in the scenic countryside views. The predominantly lawned area is accompanied by a patio directly outside the home and secure fencing, ensuring a tranquil outdoor retreat.



At the front of the property, an allocated parking space awaits, with additional visitor parking available for convenience. Please take note: A local occupancy clause applies to this property; refer to our Useful Information section for detailed insights. Nestled in the charming village of Hornby within the stunning Lune Valley, this home offers easy access to Lancaster, Kirkby Lonsdale, and the M6 motorway. Hornby features a primary school rated GOOD by Ofsted, with QES secondary school nearby in Kirkby Lonsdale. The village amenities include several shops, a tea room, swimming pool, a doctors' surgery, and a Post Office. Experience the best of village living in this enchanting locale.

PLEASE NOTE, A LOCAL OCCUPANCY CLAUSE APPLIES (Section 106):

- *Person who currently/ have lived in Hornby Parish, Rural Lancaster Villages or Lancaster City Local Authority area at least for 6 months out of 12 months or 3yrs out of the last 5 yrs.

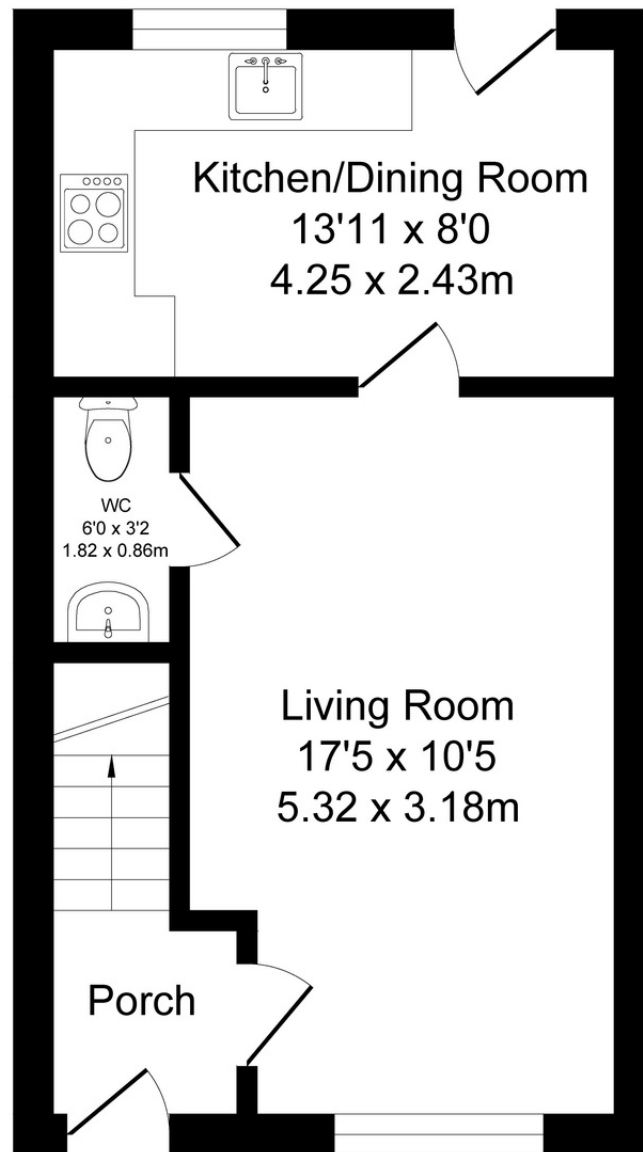
- *Has got immediate family who currently have lived in Hornby Parish, Rural Lancaster Villages or Lancaster City Local Authority area at least for 6 months out of 12 months or 3yrs out of the last 5 yrs.

- *Have a permanent contract of employment in Hornby Parish, Rural Lancaster Villages or Lancaster City Local Authority

- *Has satisfied the council for other significant reasons of the connection to Hornby Parish, Rural Lancaster Villages or Lancaster City Local Authority

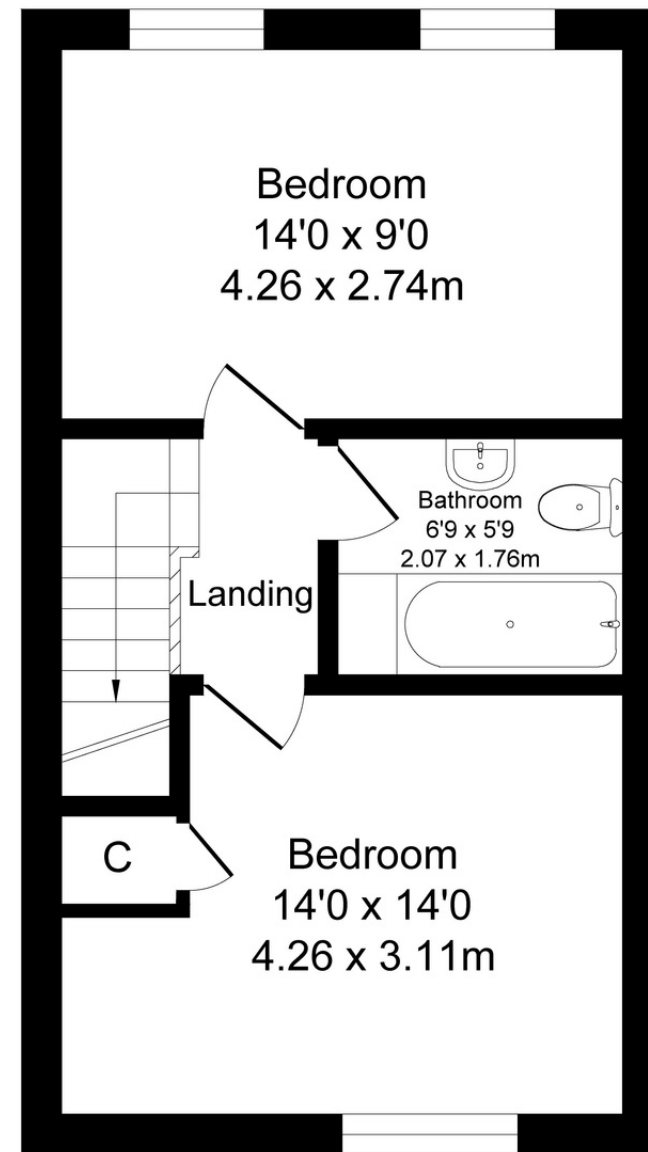






Ground Floor

Approx. Floor
Area 353 Sq.Ft
(32.8 Sq.M.)



First Floor

Approx. Floor
Area 353 Sq.Ft
(32.8 Sq.M.)

The Essentials



The Royal Oak
0.4 miles



Londis
0.2 miles



The Fenwick
1.5 miles



Boots
Pharmacy
4.1 miles





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