



Sunny Nook

Wray





 **lunevalley**
ESTATES.



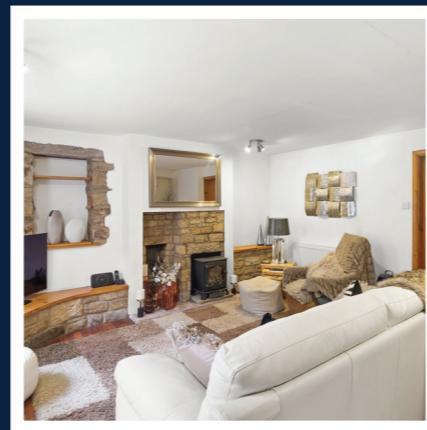
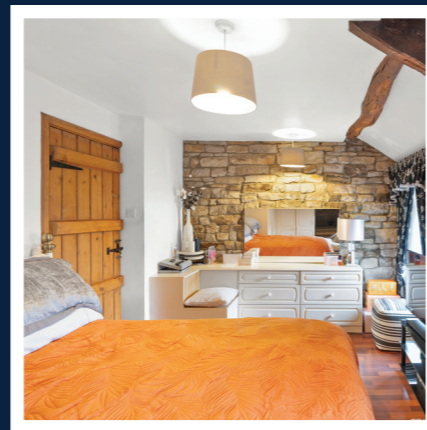
Sunny Nook



Tucked away in the idyllic village of Wray, Sunny Nook is the kind of home that instantly captures your heart. With its warm stone walls and cottage windows, this characterful retreat feels timeless – offering a sense of peace and belonging from the moment you step inside. Sunlight spills into the cosy rooms, and the charm of original features create a haven from the bustle of modern life.

*****Offered With No Chain Delay*****

Wray itself is a village of rare charm, surrounded by rolling countryside and alive with community spirit, from riverside walks to its famous Scarecrow Festival. Sunny Nook is more than a house – it's a lifestyle, offering peace, warmth, and the chance to become part of one of Lancashire's most welcoming villages.



2 BEDS



1 BATH

- Mid-terraced cottage with plenty of character and lovely period features – circa 1725.
- Two bedrooms & a useable loft space with pull-down ladder. Great potential for further development downstairs.
- Sought after village location within a conservation area.



Take a closer look...



Property Type:

Stone Cottage

Square Footage:

682.1 sqft

Council Tax Band:

D

EPC Rating:

TBC

Tenure:

Freehold

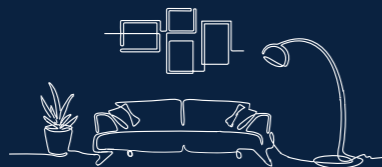
Why Wray?



Wray, in the Lune Valley near Lancaster, is a picturesque village that combines history, community spirit, and beautiful surroundings, making it a lovely place to live. Set within the Forest of Bowland Area of Outstanding Natural Beauty, it offers stunning countryside, riverside walks, and star-filled skies, while its conservation area preserves the charm of stone cottages, listed buildings, and the Gothic Revival Holy Trinity Church.

The village is famous for its annual Scarecrow Festival, which brings residents and visitors together in a vibrant celebration of creativity and tradition, reflecting the strong community spirit. Despite its small size, Wray has excellent amenities — including a shop and post office, pubs, tearooms, a garden centre, and even fibre-to-the-home broadband — providing convenience alongside rural tranquility. With its rich heritage, friendly atmosphere, and peaceful lifestyle, Wray offers a unique blend of old-world character and modern connectivity that makes it one of the most desirable villages in the Lancaster district.

The Lounge



This charming lounge strikes the perfect balance between rustic character and modern comfort. The exposed stonework and feature fireplace with a wood-burning stove create a wonderfully cosy atmosphere, ideal for relaxing on cooler evenings. There's plenty of natural light streaming through the wide window, and the warm wood tones of the door and shelving add to the homely feel.

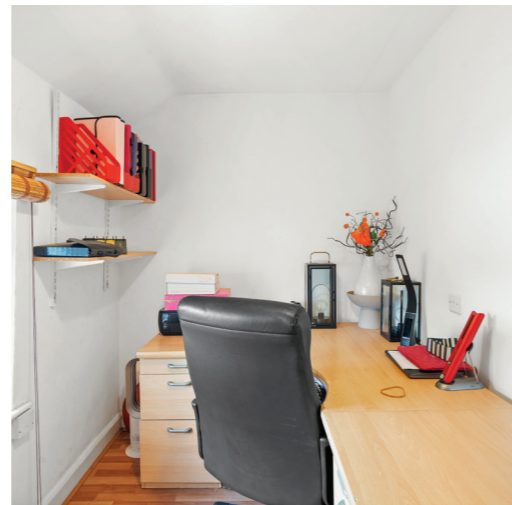
It's a welcoming space where you can imagine everything from quiet nights by the fire to sociable gatherings with friends and family.



The Bedrooms



Upstairs, you'll find two light-filled bedrooms, one enhanced with fitted storage. Every space has been thoughtfully designed to balance character and practicality. There is also a very handy office space within the loft area.



The Bathroom



Fresh and modern, this bathroom is fitted with a sleek shower enclosure and a clean white suite. The large window brings in plenty of natural light, while the heated towel rail and neutral tiling give it a bright, contemporary feel.



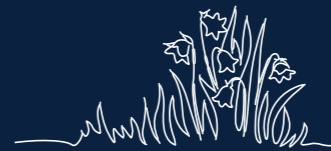
Kitchen



Full of character, this galley-style kitchen combines rustic charm with modern practicality. Exposed beams give it plenty of cottage appeal, while the fitted units, tiled floor and handy breakfast bar make it a functional everyday space.



The Garden



Outside, the garden — just a short step away from the house — basks in sunshine, a real retreat for long summer days. Low maintenance and thoughtfully landscaped, it comes complete with a fabulous summer house, offering space to relax, work, or entertain. A portion of outbuilding adds handy extra storage, making life here both simple and enjoyable.



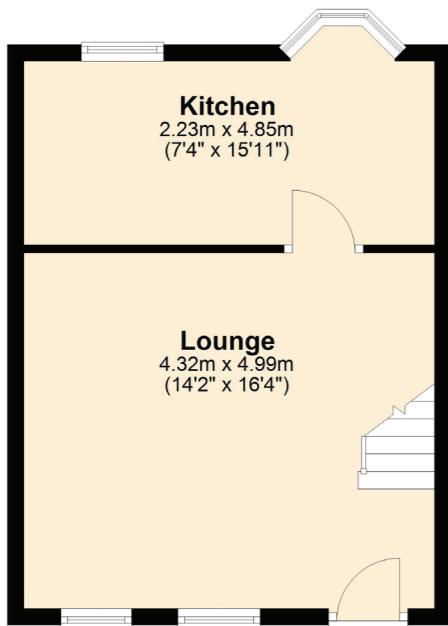
Parking



Garden

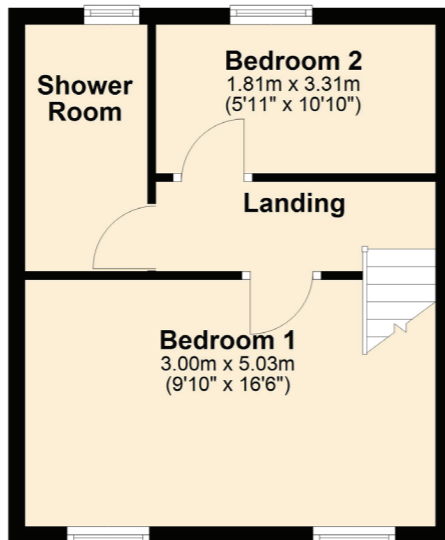
Ground Floor

Approx. 33.0 sq. metres (354.9 sq. feet)



First Floor

Approx. 30.4 sq. metres (327.2 sq. feet)



Total Area: 63.4sq. metres (682.1 sq. feet)



About Lune Valley Estates

Nestled in the heart of the breath-taking Lune Valley we are a professional independent agency specialising in luxury property. We understand the significance of moving home and that both selling your existing home and finding the next one is as much financial as it is emotional. We combine local expertise, a strong network of partners and a proactive approach to ensure you have the best possible experience and can begin the next chapter with excitement.



“Honesty, integrity, and client care are fundamental values stitched into the fabric that makes Lune Valley Estates and we make them a part of everything we do.”





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