



## 5 Hornby Bank, Hornby, Lancaster, Lancashire. LA2 8LQ

- Stylish Bathrooms – Ground Floor Shower Room Plus A Bright Family Bathroom Upstairs.
- Attractive Gardens – Block-Paved Frontage With Parking, And A Delightful Rear Garden With Lawn, Patio, Summer House And Space For Growing Vegetables.
- Fantastic Sense Of Community With Amenities All Within Walking Distance
- Modern Fitted Kitchen – Well-Equipped With Integrated Appliances & Ample Storage
- Spacious Family Home – Four Bedrooms, Including A Versatile Ground Floor Bedroom/Guest Room, Offering Flexible Living Space.
- Excellent Connections – Only Seven Miles From Lancaster With Its Mainline Railway Station And M6 Access; Close To Kirkby Lonsdale With Boutique Shops, Restaurants And Bars.
- Two Reception Rooms – Cosy Lounge With Wood-Burning Stove And A Second Living Room





## PROPERTY DESCRIPTION

Nestled in the heart of the enchanting Lune Valley, this beautifully presented four-bedroom home offers not just a place to live, but a lifestyle to fall in love with. The charming village of Hornby has long been regarded as one of the most desirable places to call home in the Lune Valley. Steeped in character and surrounded by rolling countryside, it offers the perfect balance between village life, community spirit and the convenience of easy access to Lancaster, the M6 and the wider region.

Living in Hornby means stepping into a slower pace of life without sacrificing the essentials. Everything you need is within walking distance – from the well-stocked local store for daily essentials, to the welcoming tea rooms with their own post office, the traditional village pub for cosy evenings, and the friendly village hall that sits at the heart of community events. Families will find a wealth of support and facilities on the doorstep, including a primary school, nursery, swimming pool and even a doctors' surgery, while the two village churches reflect the deep sense of tradition and togetherness that makes Hornby such a warm and inclusive place to live. And when you're ready for a little more bustle, the historic city of Lancaster and the bustling market town of Kirkby Lonsdale are just a short drive away, offering everything from shops and restaurants to culture, nightlife and excellent transport connections.

Hornby is surrounded by landscapes that take your breath away. Rolling green fields, woodland walks, the gentle curve of the River Lune and far-reaching views towards the fells create the perfect backdrop for daily life. Whether it's a morning stroll along the riverbank, a family picnic in the meadows or a weekend hike through the hills, the countryside here is not just something you see from your window, but something you truly live.

The house itself reflects this same sense of warmth, comfort and charm. From the moment you step inside, you are greeted by light, space and a homely atmosphere. The welcoming hallway leads into a beautifully cosy lounge with its wood-burning stove, the perfect place to unwind after a long walk on a crisp winter's day. Across the hall, a second reception room provides flexibility as a living and dining space, complete with its own feature fireplace – an ideal setting for family gatherings or dinner parties with friends. The kitchen is modern and thoughtfully designed, with ample storage and integrated appliances, and it connects seamlessly to the rear of the home where a versatile bedroom and a stylish shower room make the ground floor ideal for guests, extended family, or even a home office.

Upstairs, the home continues to impress with three further bedrooms. The principal bedroom is a true retreat – spacious, calm and filled with natural light, with views that hint at the beauty of the surrounding countryside. The additional double and single bedrooms provide plenty of space for family, visiting guests, or the all-important study or hobby room. A fresh, modern family bathroom completes the upstairs accommodation.

Outside, the property continues to delight. The front has been thoughtfully designed with block paving that provides off-road parking, while the rear garden is a true hidden gem. A perfect blend of lawn, patio and planting, it offers space for relaxation, entertaining and even homegrown produce. Imagine summer evenings spent dining al fresco on the patio, children playing on the grass, or retreating to the timber summer house with a book and a glass of wine as the sun sets over the valley. The garden is private and inviting – a genuine extension of the living space.

This is not just a house – it is a home ready to embrace its next chapter. Deceptively spacious, full of character and presented to a high standard, it is ready for you to move straight into and make your own. Whether you are a couple

## ROOM DESCRIPTIONS

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### General Information

TENURE Freehold

SERVICES Mains water, mains drainage, mains electricity, mains gas. Local Authority Lancaster City Council. Council Tax Band B. Amount payable for the financial year 2025/26 being £1882.26. Please note that this is a verbal enquiry only. We strongly recommend that prospective purchasers verify the information direct.

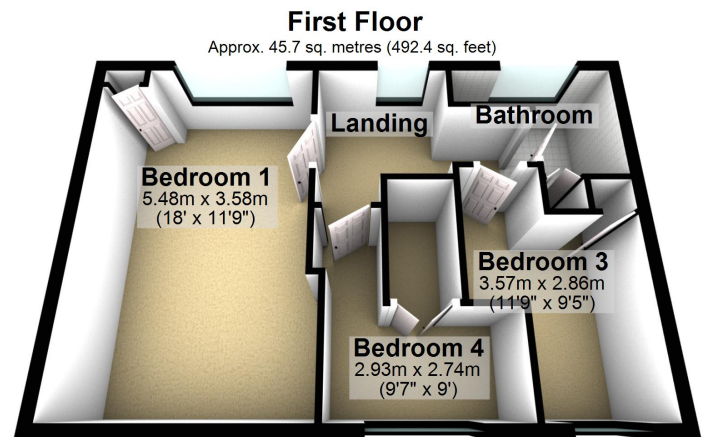
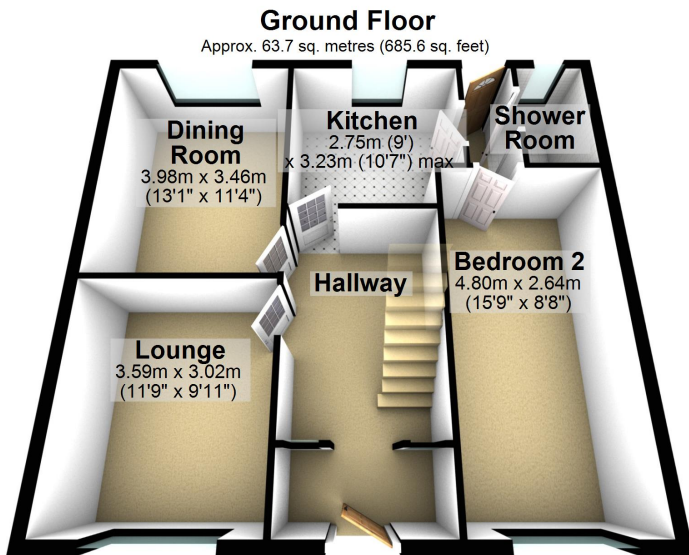
Council Tax Band: B (Lancaster City Council)

Tenure: Freehold

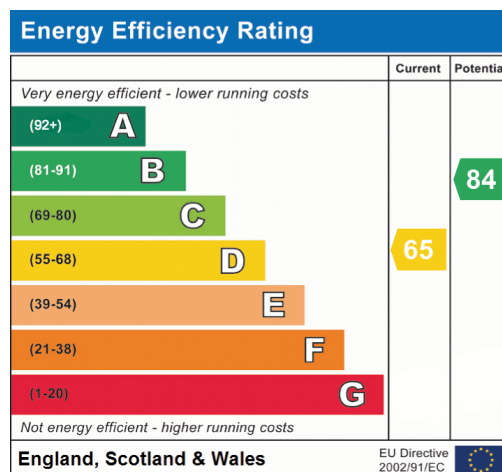




# FLOORPLAN & EPC



Total area: approx. 109.4 sq. metres (1177.9 sq. feet)



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