



5 Hornby Bank

Hornby





 **lunevalley**
ESTATES

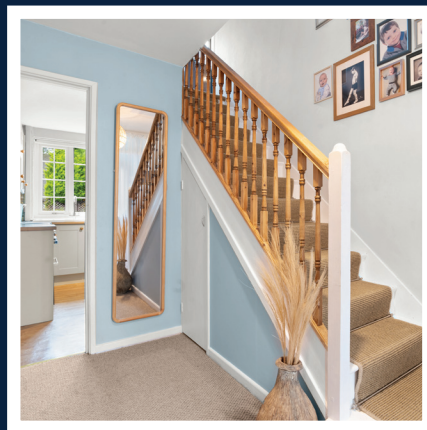
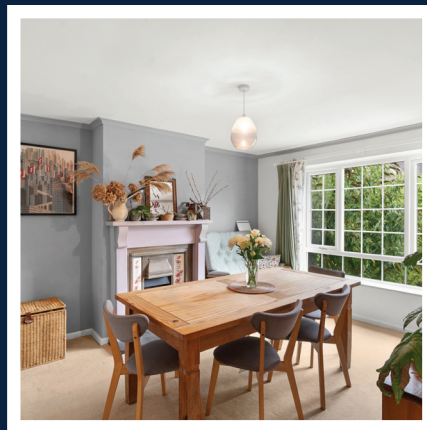


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Nestled in the heart of the enchanting Lune Valley, this beautifully presented four-bedroom home offers not just a place to live, but a lifestyle to fall in love with. The charming village of Hornby has long been regarded as one of the most desirable 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.

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 looking to escape to the countryside without losing touch with the city, or a family seeking a home where children can grow up with space, safety and community, this Hornby property offers something truly special.



4 BEDS



2 BATHS

- 4-bedroom modern village house in desirable village location.
- Internal viewing is highly recommended – once you step through the door and experience the charm of this house and the warmth of the village for yourself, you will not want to leave.



Take a closer look...

Property Type:

Modern Village House

Square Footage:

1177.9 sqft

Council Tax Band:

B

EPC Rating:

D

Tenure:

Freehold

Why Hornby?



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.

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. 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.



The Garden



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.



Parking



Garden





The Bedrooms



Upstairs, the home continues to impress with three further bedrooms. The master 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.



Kitchen & Dining Room



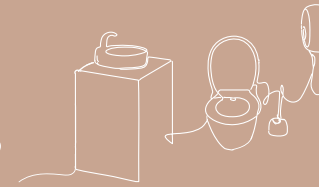
The kitchen is modern and thoughtfully designed, with ample storage and integrated appliances, and it connects seamlessly to the rear of the home where a versatile bedroom and a stylish shower room make the ground floor ideal for guests, extended family, or even a home office.

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.





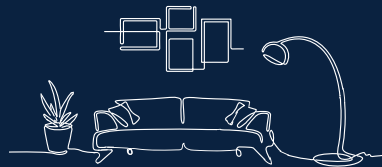
The Bathrooms



The house offers two well-appointed bathrooms to suit both family living and guest convenience. Upstairs, the family bathroom features a fitted bath with overhead shower, hand basin, and WC, finished in a clean tiled design. On the ground floor, a separate shower room provides a modern cubicle, hand basin, and WC — ideal for everyday use or as a guest facility.



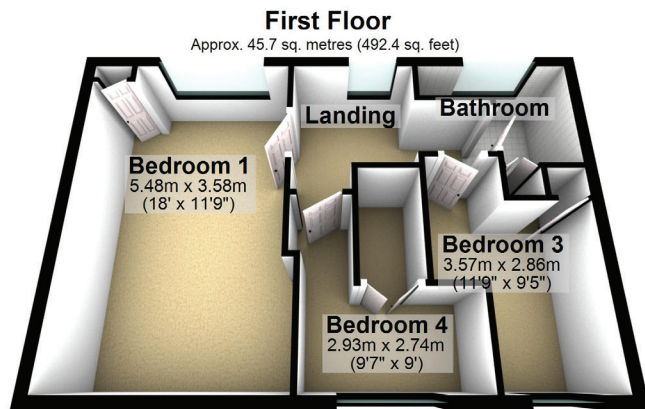
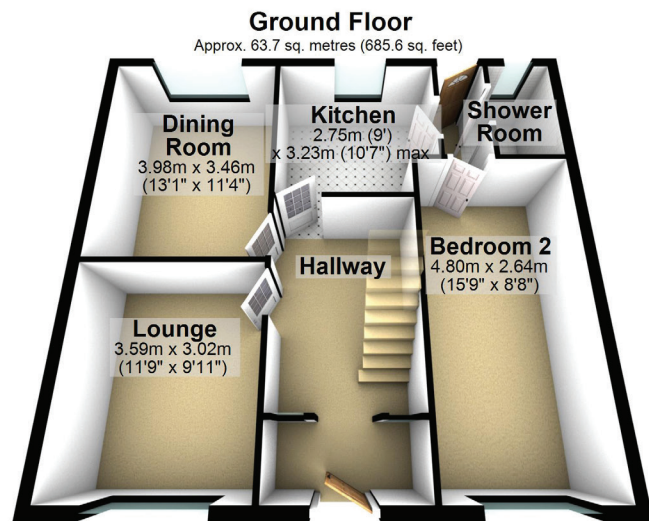
The Lounge



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.



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Total Area: 109.4 sq. metres (1177.9 sq. feet)



About Lune Valley Estates

Nestled in the heart of the breathtaking 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.”





ROB MENZIES
Director



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