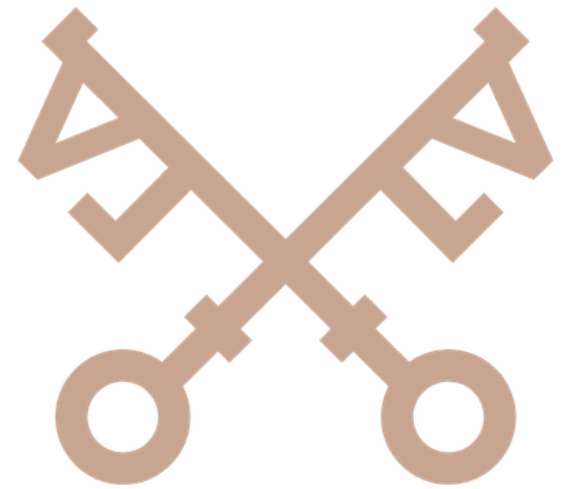




4, Monteagle Square
Hornby

 **lunevalley**
ESTATES.

4, MONTEAGLE SQUARE HORNBY



There are houses that simply provide somewhere to live, and there are homes that immediately give you a sense of place. 4 Monteagle Square is very much the latter. Set behind stone walls and mature planting within a secluded historic enclave, this is a property whose appeal begins before you even step through the door.

A wonderfully characterful two-bedroom period home forming part of a historic collection of former estate buildings in the heart of Hornby – rich in architectural detail, beautifully proportioned and tucked away in one of the Lune Valley's most atmospheric village settings.

Monteagle Square itself has a fascinating connection with Hornby's past. Lancaster City Council's Hornby Conservation Area Appraisal specifically identifies this location as a "square" of 19th-century estate buildings, originally forming part of the wider Hornby Castle estate and subsequently converted for residential use.



Property Type:

*Village
House*

Square Footage:

1063_{sq ft}

Council Tax Band:

D

EPC Rating:

E

Tenure
Freehold

Take a closer look...





Why Hornby?

HORNBY OFFERS A WONDERFUL SETTING FOR FAMILY LIFE, COMBINING A WELCOMING VILLAGE COMMUNITY WITH BEAUTIFUL COUNTRYSIDE, EXCELLENT SCHOOLING AND CONVENIENT ACCESS TO LOCAL AMENITIES. WITH DIRECT TRANSPORT LINKS TO KIRKBY LONSDALE AND LANCASTER, AS WELL AS EASY ACCESS TO THE M6, THE VILLAGE OFFERS THE PERFECT BALANCE OF PEACEFUL RURAL LIVING AND EVERYDAY CONVENIENCE.

SURROUNDED BY SCENIC WALKS AND PLENTY OF GREEN SPACE, THERE IS ALWAYS SOMEWHERE TO ENJOY TIME TOGETHER OUTDOORS. THIS LOVELY HOME OFFERS SPACIOUS AND FLEXIBLE ACCOMMODATION, BEAUTIFUL VIEWS AND A PEACEFUL SETTING, CREATING A COMFORTABLE AND VERSATILE BASE FOR FAMILY LIFE. WITH ITS COMBINATION OF SPACE, SCENERY, CONNECTIVITY AND VILLAGE CHARM, IT IS A HOME TO ENJOY FOR MANY YEARS TO COME.

4, Monteagle Square, Hornby





OUTSIDE, THE HOUSE ENJOYS AN ENCHANTING STONE-PAVED COURTYARD GARDEN, SOFTENED BY ESTABLISHED PLANTING, POTS, SHRUBS AND MATURE GREENERY. SHELTERED BY TRADITIONAL STONE BUILDINGS, IT FEELS PRIVATE AND WONDERFULLY ESTABLISHED — AN IDEAL SPOT FOR MORNING COFFEE, SUMMER DINING OR SIMPLY SITTING OUTSIDE WITH A BOOK. RATHER THAN AN ANONYMOUS MODERN GARDEN, IT FEELS ENTIRELY AT HOME WITH THE HISTORY AND ARCHITECTURE SURROUNDING IT. THE PROPERTY ALSO BENEFITS FROM A SINGLE GARAGE, PROVIDING USEFUL SECURE STORAGE AND PARKING.









Zzz...o_o



WHERE CAN I FIND...



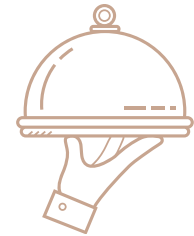
The Closest Schools?

Caton St Paul CofE Primary
School - 5 Minute Drive & 30
Minute Walk



The Local Shop?

Moria's 10 Minute Walk & 3
Minute Drive



A Delicious Meal?

The Royal Oak 15 Minute
Walk & 5 Minute Drive



Somewhere Nice to Walk the Dog?

Miles of endless rambling
right on your doorstep!



A Refreshing Pint?

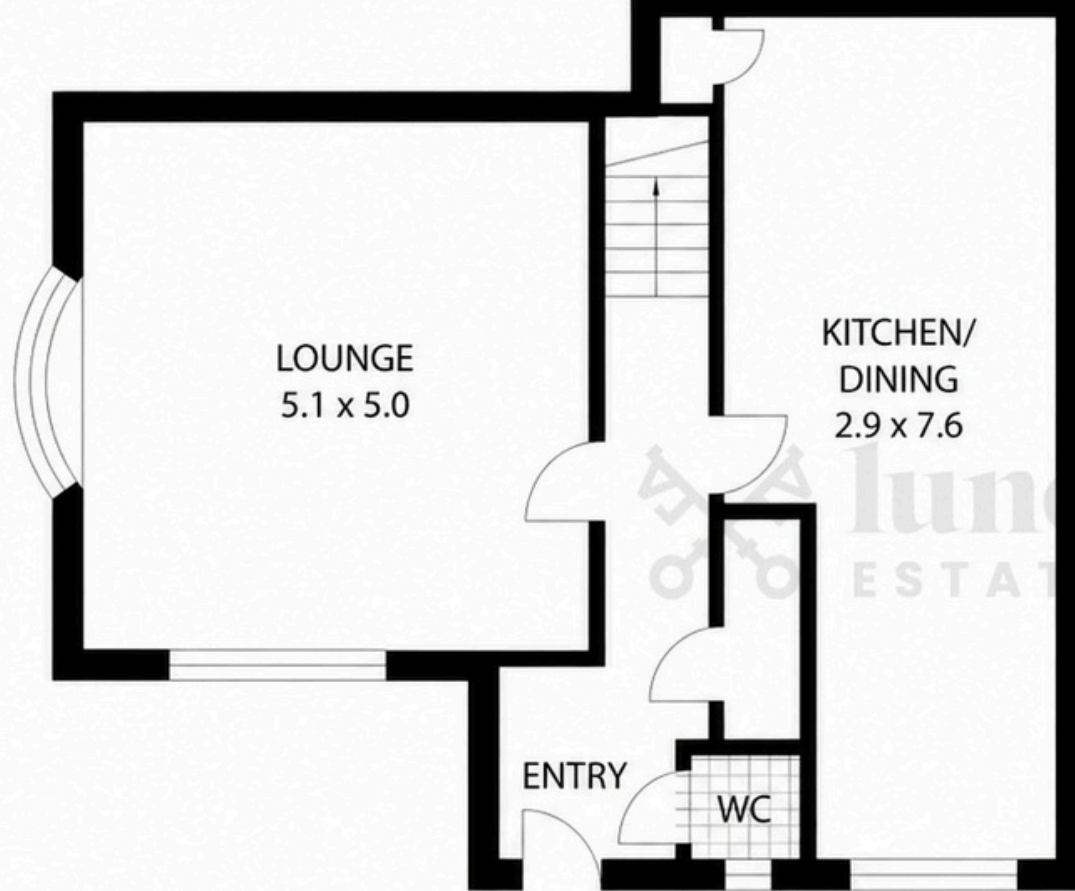
The Royal Oak 15 Minute Walk &
5 Minute Drive



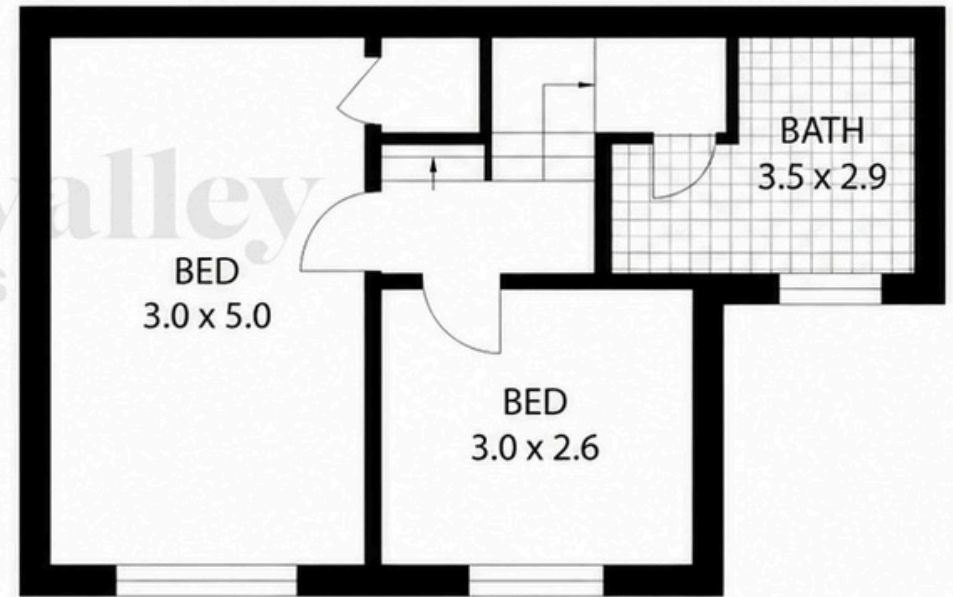
Closest Transport Links

Hornby Instituted Bus Stop -
3 Minute Walk

Wennington Rail Station - 10
Minute Drive



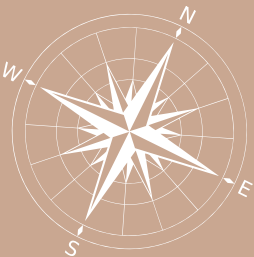
GROUND FLOOR



FIRST FLOOR

4 Monteagle Square, Hornby, LA2 8LZ

INTERNAL AREA = 98.8 SQ.M - 1,063 SQ.FT



Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

4, Monteagle Square
Hornby

4, Monteagle Square
Hornby, Lancaster, LA2 8LZ



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