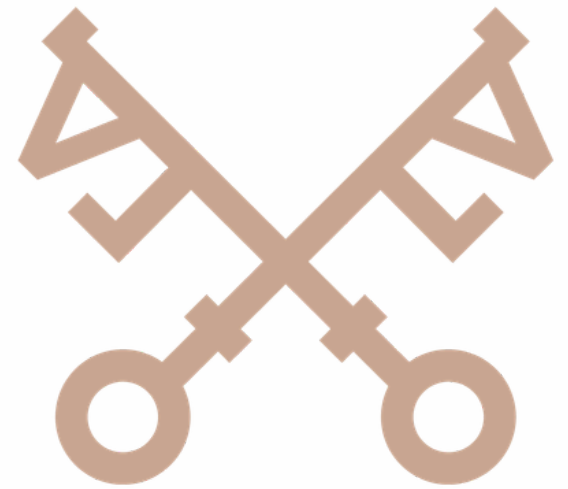




Old Smithy, Post Horse Lane,
Hornby

 **lunevalley**
ESTATES.

OLD SMITHY, POST HORSE LANE HORNBY,



Tucked away on a peaceful cul-de-sac, yet sitting right in the heart of Hornby, this impressive detached home manages to offer something that is becoming increasingly difficult to find: proper space, real flexibility and a genuinely lovely village lifestyle, all without feeling remote.

The original stone frontage of the Old Smithy gives the property a wonderful sense of history and individuality from the moment you arrive. It is not a generic modern box, nor is it a home that feels overly precious or impractical. Instead, it has character where you want it, space where you need it and a layout that can easily adapt as life changes. Step inside and the main living room immediately sets the tone. It is warm, comfortable and full of personality, with stripped wooden flooring, a quality wood-burning stove and a charming bow-bay window. There is also a glazed door opening onto the rear garden, which gives the room a lovely connection to the outside. It is easy to imagine this room throughout the seasons. In winter, it is very much the sort of space where you light the stove, put your feet up and decide that going back out can wait until tomorrow. In summer, the garden door can be thrown open and the room feels lighter, brighter and more relaxed. From here, the breakfast kitchen provides a sociable hub to the home. There is plenty of room to cook, eat and gather, and it works just as well for busy weekday mornings as it does for a long Sunday lunch. As with any good kitchen, there is every chance that guests will ignore the other rooms and stand in here chatting instead.



Property Type:

Detached

Square Footage:

1989_{sqft}

Council Tax Band:

F

EPC Rating:

D

Tenure

Freehold

Take a closer look...





Why Hornby?

HORNBY IS ONE OF THOSE PLACES THAT SEEMS TO GET THE BALANCE JUST RIGHT. THERE IS A STRONG SENSE OF COMMUNITY, SOME BEAUTIFUL ARCHITECTURE, LOVELY WALKS CLOSE BY AND THE SORT OF VILLAGE AMENITIES THAT MAKE DAY-TO-DAY LIFE EASY. YOU CAN HEAD OUT FOR A RIVERSIDE STROLL, WANDER INTO THE VILLAGE FOR A COFFEE OR A PINT, OR SIMPLY ENJOY BEING SURROUNDED BY THE LUNE VALLEY COUNTRYSIDE. HISTORIC HORNBY CASTLE ADDS PLENTY OF CHARACTER TO THE SETTING, WHILE LANCASTER IS AROUND 20 MINUTES AWAY BY CAR, INCLUDING THE CITY CENTRE, RAIL LINKS AND THE HIGHLY REGARDED GRAMMAR SCHOOLS. IN OTHER WORDS, YOU GET THE SLOWER PACE OF VILLAGE LIFE WITHOUT HAVING TO GIVE UP CONVENIENCE.





WITH GENEROUS PROPORTIONS, A HIGHLY ADAPTABLE LAYOUT, EXCELLENT PARKING AND A SETTING IN ONE OF THE LUNE VALLEY'S MOST APPEALING VILLAGES, THIS IS A HOME THAT OFFERS MUCH MORE THAN A SIMPLE LIST OF ROOMS. IT HAS WARMTH, PRACTICALITY AND CHARACTER IN EQUAL MEASURE, AND CRUCIALLY, IT FEELS LIKE A HOUSE THAT COULD WORK JUST AS WELL IN TEN YEARS' TIME AS IT DOES TODAY. FOR BUYERS LOOKING TO UPSIZE, DOWNSIZE, FUTURE-PROOF OR SIMPLY FIND A SPECIAL HOME IN HORNBY, THIS IS A PROPERTY THAT DESERVES TO BE SEEN









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WHERE CAN I FIND...



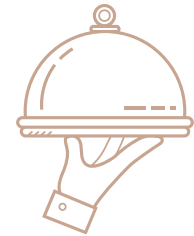
The Closest Schools?

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?

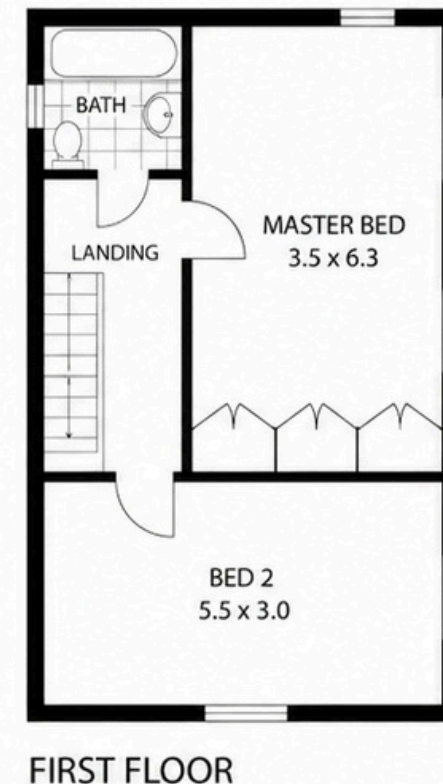
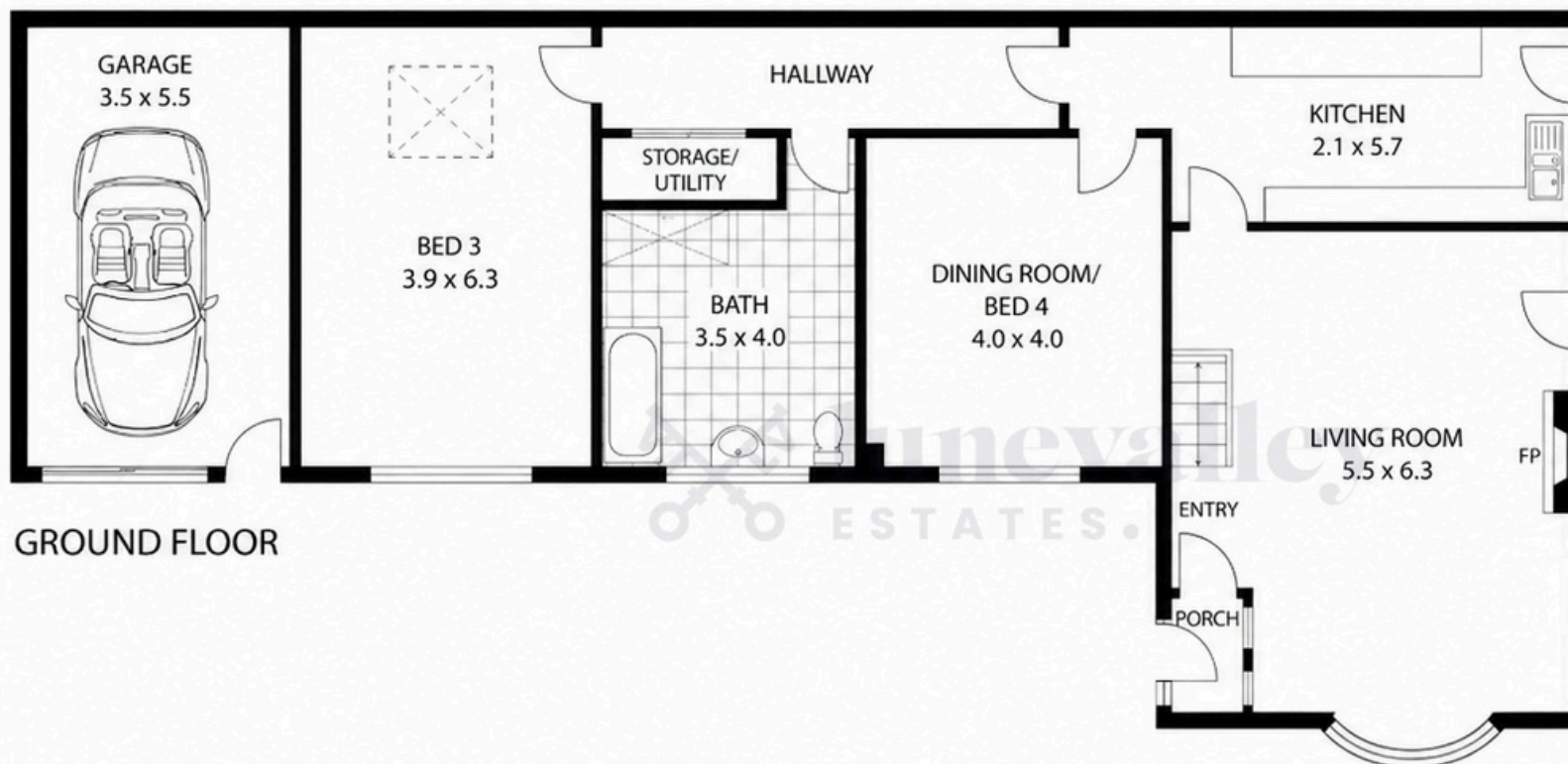
The Royal Oak 15 Minute Walk &
5 Minute Drive



Closest Transport Links

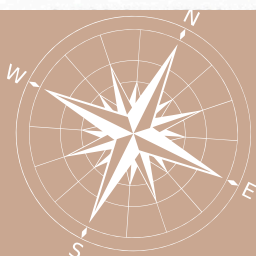
Hornby Instituted Bus Stop -
3 Minute Walk

Wennington Rail Station - 10
Minute Drive



Old Smithy

INTERNAL AREA = 184.8 SQ.M - 1,989.0 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.

*Old Smithy, Post Horse Lane,
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