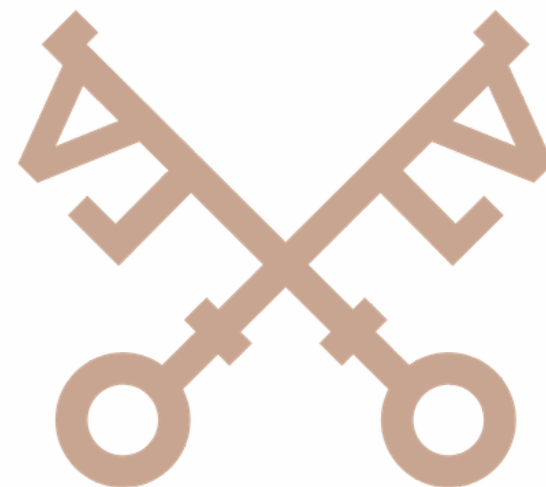




Lunesdale Cottage,
Home Farm Close, Wray

LUNESDALE COTTAGE, HOME FARM CLOSE, WRAY



Lunesdale Cottage offers contemporary country living in truly immaculate showhome condition throughout. Located in the picturesque village of Wray, this beautifully presented four-bedroom detached home has been finished and maintained to an exceptional standard, combining stylish modern interiors with a practical family layout and attractive open-aspect views. With spacious living accommodation, a superb dining kitchen, four generous double bedrooms and excellent outside space, this is a particularly special home that is ready to move straight into.

In Summary

Lunesdale Cottage is a genuinely special modern home, combining a beautifully designed layout with an outstanding standard of presentation throughout. The immaculate, showhome-style condition, four generous double bedrooms, superb dining kitchen, bi-folding doors, private enclosed garden and detached double garage all combine to create a wonderful family home. Situated within the picturesque village of Wray and enjoying lovely open-aspect views, particularly from the front bedrooms, the property offers a superb balance of contemporary living and a peaceful countryside setting. An early internal inspection is highly recommended to fully appreciate the quality, space and attention to detail this beautiful home has to offer.

Immaculately presented four-bedroom detached home in the picturesque village of Wray. Lunesdale Cottage offers stylish contemporary living, superb open-plan dining kitchen, private gardens, detached double garage and lovely open-aspect views all year round.



Property Type:

Detached

Square Footage:

2198 sqft

Council Tax Band:

E

EPC Rating:

B

Tenure

Freehold

Take a closer look...





Why Wray?

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.

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.

Lunesdale Cottage,
Home Farm Close, Wray

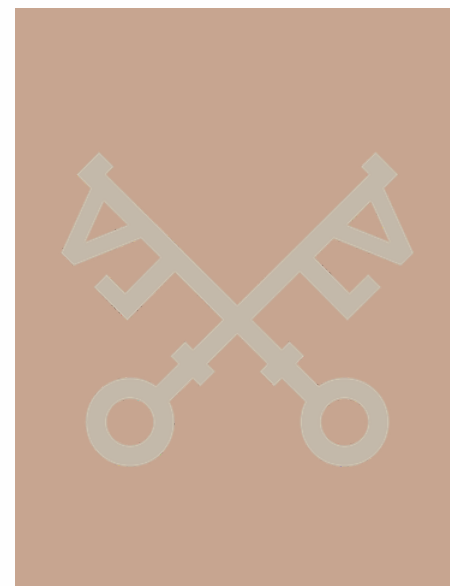




TO THE FRONT, THE PROPERTY IS APPROACHED VIA A GOOD-SIZED DRIVEWAY, PROVIDING AMPLE OFF-ROAD PARKING AND LEADING DOWN TO THE DETACHED DOUBLE GARAGE. THE FRONT GARDEN IS ENCLOSED BY ESTABLISHED PRIVATE HEDGING, CREATING AN ATTRACTIVE AND WELCOMING APPROACH WITH A GOOD DEGREE OF PRIVACY.

THE REAR GARDEN IS A PARTICULARLY APPEALING FEATURE, BEING A GOOD SIZE, FULLY ENCLOSED AND PRIVATE. A PAVED PATIO AREA IMMEDIATELY ADJOINS THE PROPERTY, PROVIDING AN IDEAL SPACE FOR OUTDOOR DINING AND ENTERTAINING, WITH STEPS LEADING ONTO A GOOD-SIZED LAWN. TO THE REAR OF THE GARDEN IS A FURTHER STONE-COVERED AREA, OFFERING ADDITIONAL SPACE AND FLEXIBILITY, WHILE THE ENCLOSED BOUNDARIES PROVIDE A SAFE AND PRIVATE SETTING FOR BOTH FAMILIES AND THOSE LOOKING TO ENJOY THE OUTDOORS.











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WHERE CAN I FIND...



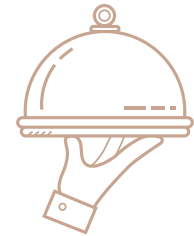
The Closest Schools?

Wray with Botton Endowed
Primary School - 1 Minute Drive &
7 Minutes Walk



The Local Shop?

Wray Village shop - 1 Minute
Drive & 3 Minutes Walk



Drive Delicious Meal?

The George & Dragon - 1
Minute Drive & 3 Minutes
Walk



Somewhere Nice to Walk the Dog?

Miles of endless rambling
right on your doorstep!



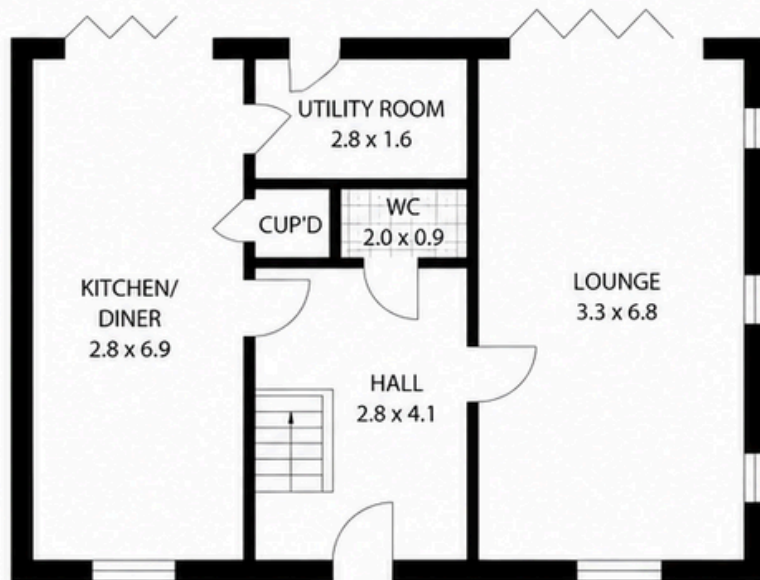
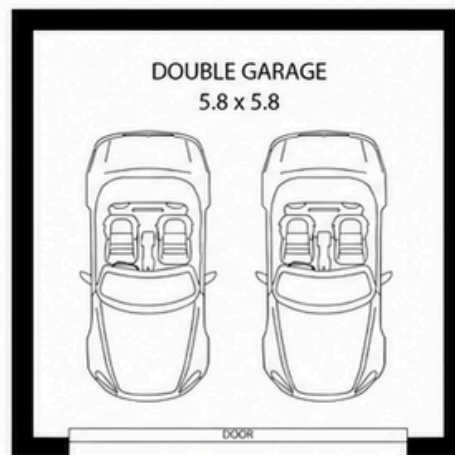
A Refreshing Pint?

The George & Dragon - 1 Minute
Drive & 3 Minutes Walk

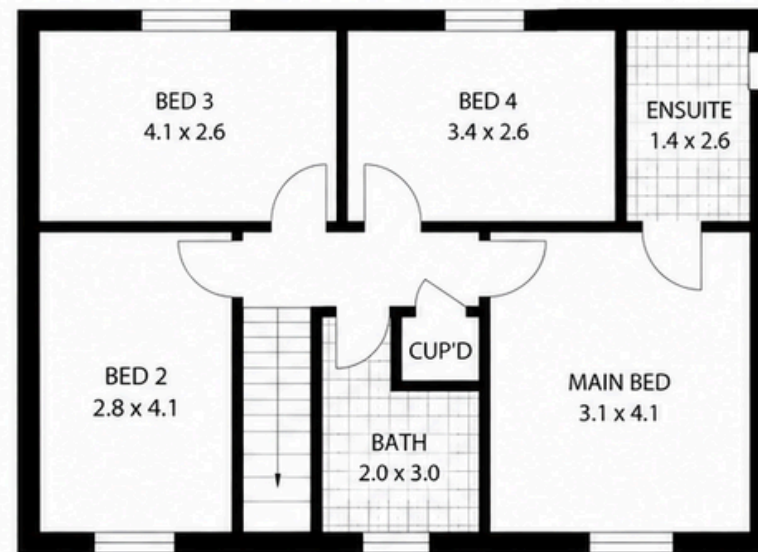


Closest Transport Links
Bus - The New Inn - 2 Minute
Walk

Rail - Wennington Station - 5
Minute Drive



GROUND FLOOR



FIRST FLOOR

Lunesdale Cottage, Home Farm Close, Wray LA2 8RG

INTERNAL AREA = 160.6 SQ.M - 1,729.4 SQ.FT

PLANS SHOWN ARE FOR MARKETING PURPOSES ONLY. ALL DIMENSIONS ARE APPROXIMATE AND NOT TO SCALE. THEY ARE SUBJECT TO ERRORS AND INACCURACIES AND NO LIABILITY WILL BE ACCEPTED. INTERESTED PARTIES SHOULD MAKE THEIR OWN INQUIRIES.



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.

*Lunesdale Cottage,
Home Farm Close, Wray*

Lunesdale Cottage, Home Farm Close
Wray, Lancaster, LA2 8RG



///goodbyes.softly.ponies



lunevalley
ESTATES.

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