



## **Jasmine Cottage 53 Hornby Road, Wray, LA2 8QN**

### **Price Guide £265,000**

2 bedroom semi-detached period cottage of great character, located on the edge of the popular village of Wray. With delightful cottage gardens, Jasmine Cottage enjoys beautiful views of open countryside to Hornby Castle. The property is in good order throughout combining period features with well-proportioned accommodation, including 2 reception rooms and 2 generous double bedrooms. With off-road parking for 2 vehicles, the cottage is an ideal permanent or second home, with potential as a holiday let investment. Viewing is essential in order to appreciate the charm and comfort provided.

## Jasmine Cottage



In brief, the ground floor accommodation comprises: comfortable sitting room with multi-fuel stove; good-sized dining room with access to a useful cellar for storage, and kitchen with Stanley range cooker.

Stairs rise from the dining room to the first floor landing with access to bedroom 1 - a generous double - and the house bathroom. A further flight of stairs provide access to bedroom 2 on the top floor - another large double bedroom with superb countryside views to the rear aspect. Jasmine Cottage has charming character features including, period paneling to the stairs; exposed stonework to the sitting room and bedroom 2; sash windows and panel doors.

Outside, the property has delightful established gardens to the front and rear aspects, with a useful rear yard area and timber shed. A rear lawn enjoys fabulous views of open countryside out to Hornby Castle. There is off-road parking for 2 vehicles.

### Wray Location

Wray is a popular village, situated on the edge of the Forest of Bowland and Lune valley. The M6 at Lancaster is just 15 minutes in the car. The village has a local shop, tea room, pub and primary school, and falls within the catchment for secondary education at QES, Kirkby Lonsdale, and the Grammar schools in Lancaster. It is a great location for day trips to the Yorkshire Dales, Lake District and coast at Morecambe Bay.

### Property Information

Freehold property. Council Tax Band D. All

mains services with gas central heating powered by the Stanley range in the kitchen. Shared driveway access and front path. NB. 52 has inspection access to the cellar which extends under that property and access to a small strip of land adjacent to the kitchen extension which is owned by 52. B4RN fibre broadband is understood to be available nearby for connection.

### Ground Floor

#### Sitting Room 12'2" x 12'3" (3.72m x 3.73m)



Inviting reception room with single glazed sash window and external timber door to the front aspect, and single glazed window to the side aspect. Feature exposed stonework to chimney breast. Multi-fuel stove. Cupboard housing meters. Fitted shelving. Beams. Carpet. Radiator. Access to dining room.

#### Dining Room 12'1" x 12'3" (3.69m x 3.73m)



Generous dining room with 2 single glazed windows to the side aspect. Carpet. Radiator.

Access to kitchen and cellar. Carpeted stairs rising to the first floor.

### Cellar

An ideal wine cellar and storage space with single glazed window to the rear aspect.

### Kitchen 7'2" x 12'10" (2.19m x 3.91m)



Cottage kitchen with single glazed window to the rear aspect and part glazed external door to the side aspect. Beam. Range of fitted base units with granite worktops. Fitted shelves. Stainless steel sink and drainer. Stanley Range cooker with two ovens and incorporating the gas central heating boiler. Plumbing for washing machine. Space for fridge. Tiled floor.

### First Floor

#### Landing



First floor landing with single glazed window to the rear aspect. Alcove recess with fitted bookshelves. Attractive period paneling. Carpet. Access to bedroom 1, house bathroom and stairs to second floor.

### Bedroom 1 12'4" x 12'3" (3.75m x 3.74m)



Good-sized double bedroom with single glazed sash window to the front aspect. Window seat. Carpet. Radiator.

### Bathroom 12'2" x 5'6" (3.71m x 1.67m)



House bathroom with double glazed window to the rear aspect. Suite comprising bath, wash hand basin and WC. Airing cupboard housing hot water cylinder. Painted floorboards. Radiator.

### Second Floor

### Bedroom 2 16'10" x 12'3" (5.13m x 3.73m)



Generous double bedroom with single glazed window to the side aspect and double glazed

Velux to the rear with countryside views. Exposed stonework and beams. Spacious eaves storage to front and rear aspects. Alcove recess with fitted shelves. Carpet. Radiator.

## Outside



## Front



Shared access driveway. Established cottage garden. Parking area for 1 to front and further parking for 1 vehicle to the side.

## Rear



## Courtyard Garden



Useful yard with bin storage area and timber shed with light and power. Patio seating area. Access through to rear garden.

## Garden



Charming rear garden with established beds and lawn. Seating areas. Superb views across open country.

## Agent Notes

Fisher Hopper has not tested services, fixtures, fittings, central heating, gas and electrical systems. If in doubt, purchasers should seek professional advice. Items in these photographs may not be included in the sale of the property.

### OFFER PROCEDURE

Fisher Hopper, as Agents in the sale of the property, will formally check the identification of prospective purchasers. In addition the purchaser will be required to provide information regarding the source of funding as part of our offer handling procedure

### FINANCIAL ADVICE

Free and no obligation mortgage advice is available on our website. Alternatively, please

contact us to arrange a call from our mortgage broker.

Your home is at risk if you do not keep up the repayments on a mortgage or other loan secured on it. Written details available upon request

#### **MARKET APPRAISALS**

If you have a property or business which needs a market appraisal or valuation, our local knowledge, experience and coverage will ensure you get the best advice. Our Guild Referral Network of over 800 specially selected offices can provide this no obligation service anywhere in the country. Call or email now to let us get you moving.

#### **FISHER HOPPER**

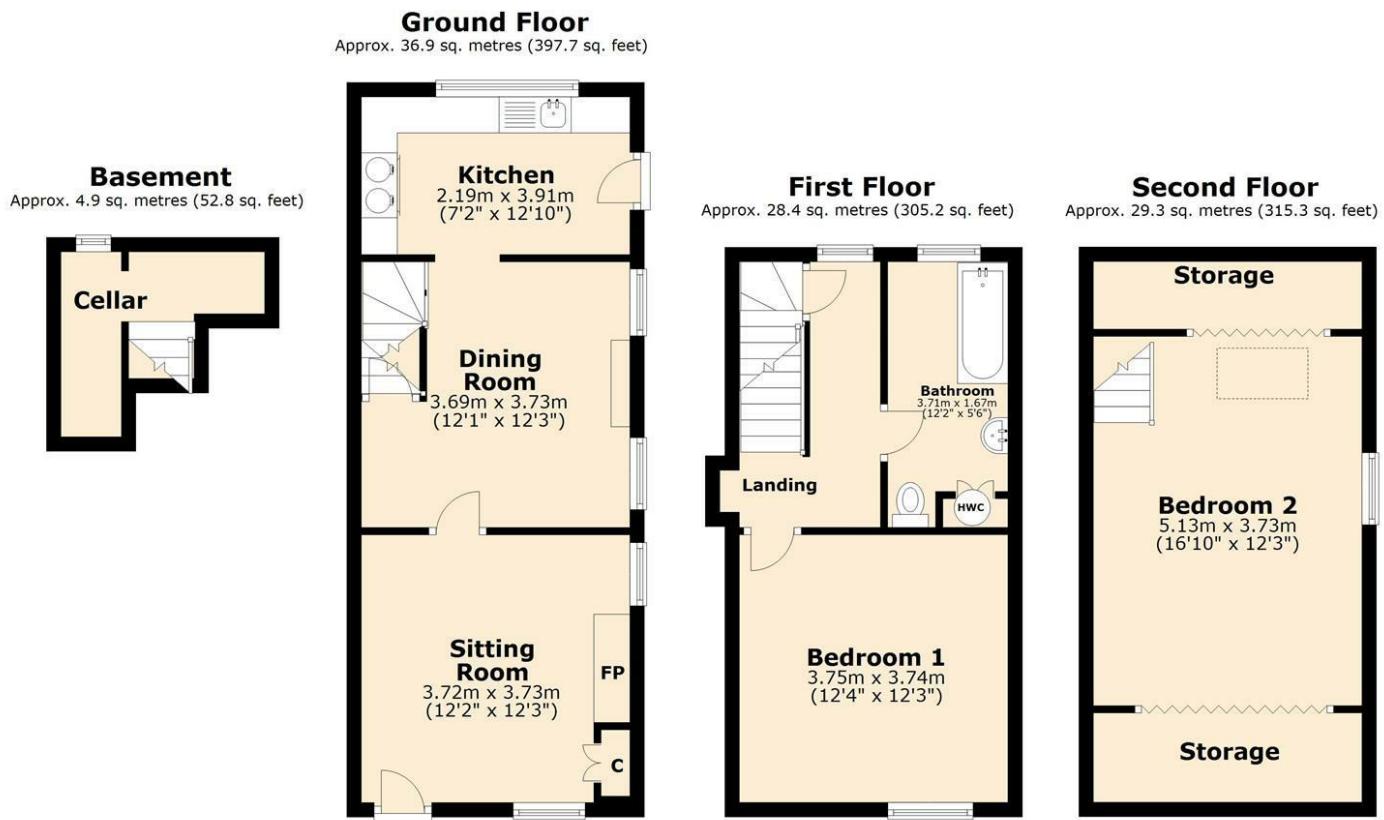
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#### **FLOOR PLANS**

Please note, floor plans are not to scale and are for illustration purposes only. Plans are produced using PlanUp.

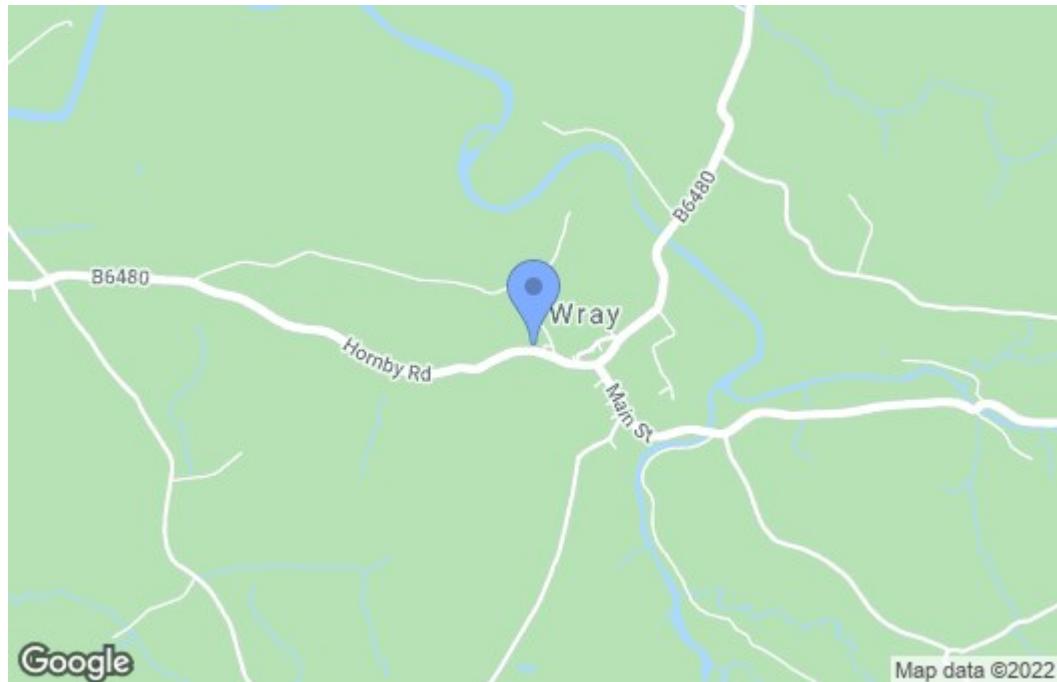
## Floor Plan



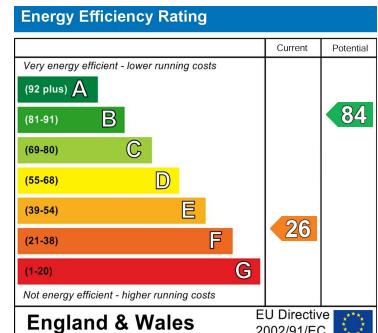
Total area: approx. 99.5 sq. metres (1071.0 sq. feet)

### Jasmine Cottage, Wray

## Area Map



## Energy Efficiency Graph



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