



ACORN COTTAGE

8 Home Farm Close, Wray, Nr Lancaster, LA2 8RG

Price: £400,000 Region

Viewing: Strictly by prior appointment through Richard Turner & Son Bentham Office

A circa 20 years old attractive stone faced 3 bedroomed detached barn conversion bungalow with the more recent addition of a lovely hardwood conservatory together with enjoying full hardwood double glazing, gas central heating (*new boiler*), good sized garage with automatic door, light and power and a pleasant rear garden incorporating paved patio and seating arbour.

The property is pleasantly nestled at the far end of a select private close conveniently within just a brief walk of the village shop and amenities on the fringe of the sought after Lune Valley Village of Wray.

"B4RN" Hyperfast Broadband Connected.

Lancaster and M6 – 9 miles approx.

Council Tax Band E

Energy Performance Certificate Band C

Royal Oak Chambers, Main Street, Bentham, Lancaster LA2 7HF

T: 015242 61444 E: property@rtturner.co.uk W: www.rtturner.co.uk

Accommodation Comprising

(Full hardwood framed double glazed windows, gas central heating and security alarm system installed).

Reception Hall:

22'6 x 3'8 (6.86m x 1.12m) 2 x center lights, radiator, smoke alarm.

Lounge:

17'1 x 15'4 (5.21m x 4.67m) Fireplace housing live flame gas fire (chimney originally built to take an open fire/stove), center light, 2 x radiators, TV point.

Annex Conservatory:

16'6 x 11'6 (5.03m x 3.51m) Lovely garden aspect, hardwood double glazed windows and glazed roof, tiled floor.

Dining Kitchen:

13'11 x 11'9 (4.24m x 3.58m) Range of modern fitted cupboards and units incorporating 1½ bowl stainless steel single drainer sink unit with mixer tap, integrated freezer, plumbed auto washer recess, dish washer recess, fridge recess, free standing gas cooker with overhead extractor hood and work surfaces with tiled splash backs. Velux roof window, pelmet lighting, 2 x center lights, radiator, telephone point. Outside door.

En-Suite Master Bedroom 1:

15'5 x 9'4 (4.70m x 2.84m) Dual aspect windows, center light, radiator, TV point, telephone point.

En-Suite Bathroom

7' x 4'9 (2.13m x 1.45m) Comprising 3 piece bath suite incorporating over bath shower with bi-fold glass screen, fully tiled walls, center light, radiator, auto vent.

Bedroom 2:

11'3 x 7'5 (3.43m x 2.26m) Center light, radiator.

Study/Bedroom 3:

11'2 x 7'3 (3.40m x 2.21m) Center light, radiator, telephone point.

Loft hatch to partly boarded storage loft housing New gas boiler providing central heating and hot water.

Shower Room:

6'1 x 5'11 (1.85m x 1.80m) Tiled shower cubicle, WC and wash basin vanity unit, tiled dado, velux roof window, radiator, auto vent.

Outside:

Adjacent stone built semi-detached garage 19'8 x 10'5 internal measurement (5.99m x 3.18m) with auto up and over door, light and power installed and rear personnel door leading to back garden.

Front:

Brick paviour path frontage with shrub bed.

Side:

Tarmac garage forecourt parking area, path and shrub bed.

Rear:

Lovely enclosed lawned garden incorporating paved patio, seating arbour and timber garden shed 7' x 5' approx. (2.13m x 1.52m).





Services:

Mains water, electricity, gas and drainage connected.
"B4RN" Hyperfast Broadband Connected.

Tenure:

Freehold with vacant possession upon completion.

Solicitors:

Oglethorpe, Sturton & Gillibrand Solicitors, 17 Main Street, Kirkby Lonsdale, Carnforth, Lancashire, LA6 2AQ. Tel: 015242 71388.

Agents:

Richard Turner & Son, Royal Oak Chambers, Main Street, High Bentham, Nr Lancaster, LA2 7HF.
Tel: 015242 61444. **Through whom all offers and negotiations should be conducted.**

N.B. Any electric or other appliances included have not been tested, neither have drains, heating, plumbing or electrical installations and all persons are recommended to carry out their own investigations before contract. All measurements quoted are approximate.

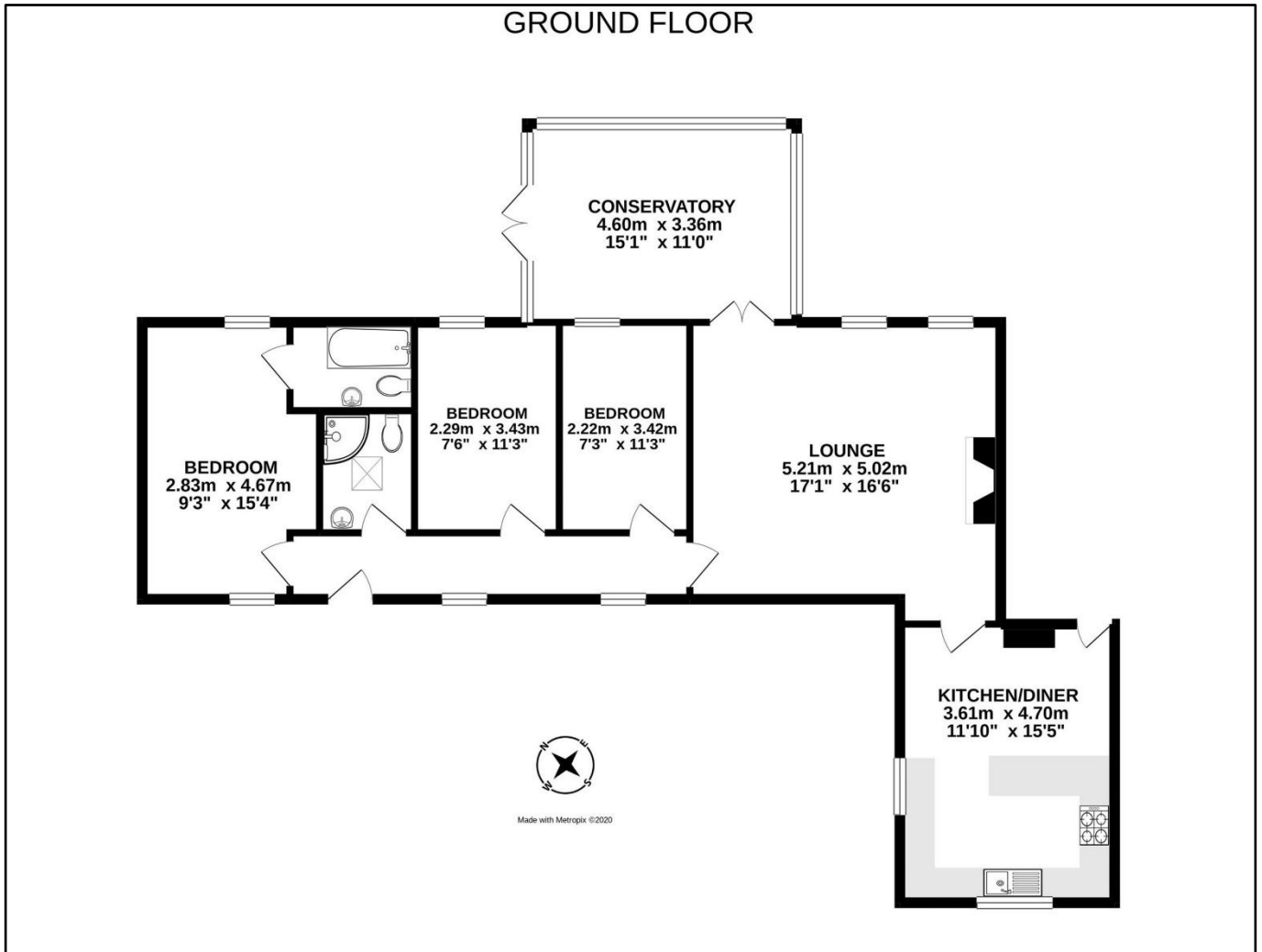
Please Note: In order for selling agents to comply with HM Revenue and Customs (HMRC) Anti-Money Laundering regulations we are now obliged to ask all purchasers to complete an Identification Verification Questionnaire form which will include provision of prescribed information (identity documentation etc.) and a search via Experian to verify information provided however please note the Experian search will NOT involve a credit search.



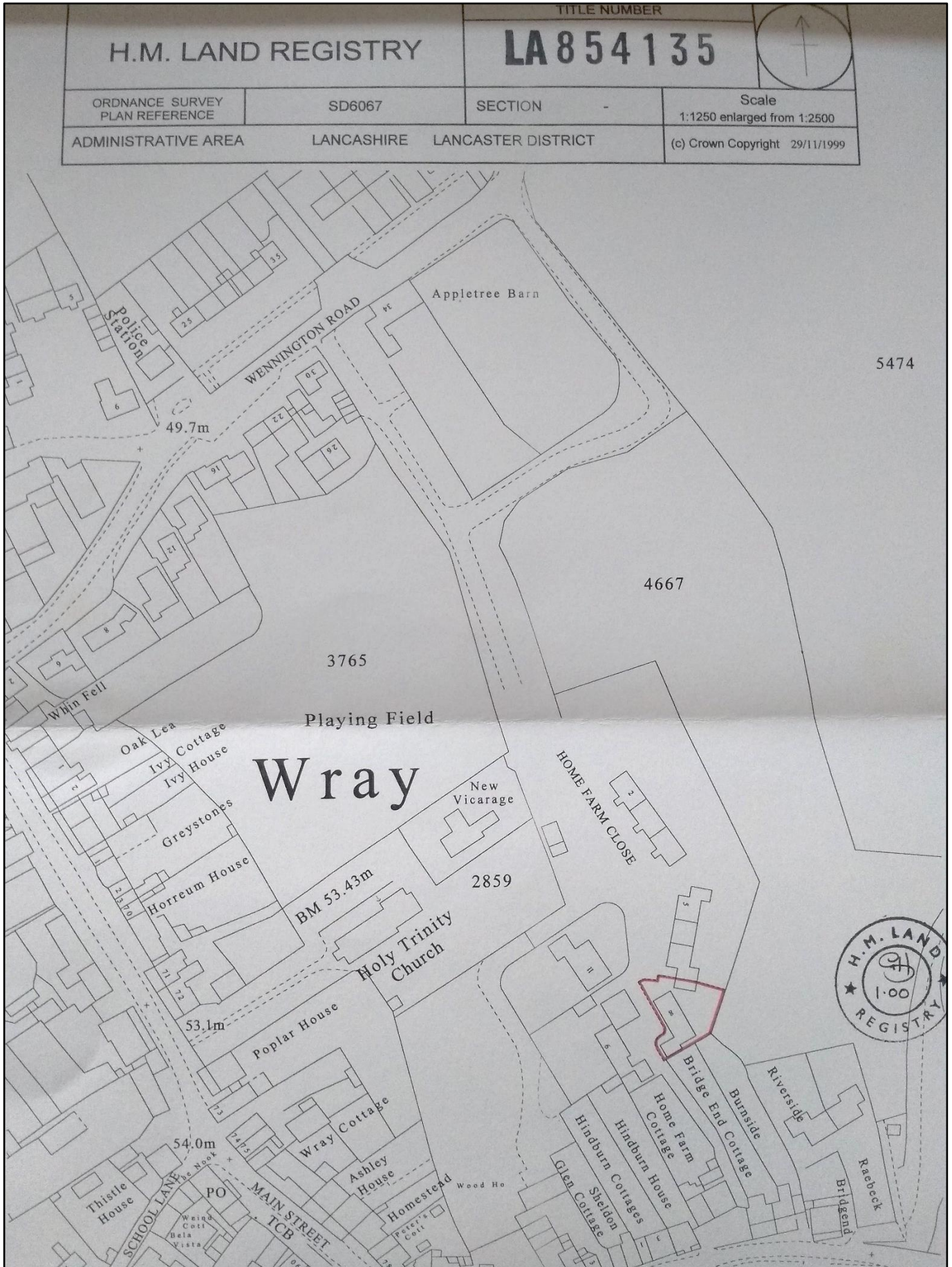
Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor Plan



Copy Title / Boundary Plan



Location Plan



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