



Hatlex Hill

HEST BANK



No.9



Welcome to 9 Hatlex Hill, an exquisite five-bedroom residence nestled in the highly sought-after Lune Valley village of Hest Bank. This modern marvel, completely rebuilt in 2018, graces one of Hest Bank's most prestigious streets, embodying luxury and sophistication at every turn.





Take a closer look...



Property Type:

Detached

Square Footage:

3250 sqft

Council Tax Band:

F

EPC Rating:

B

Tenure:

Freehold

Why Hest Bank?



HEST BANK IS A CHARMING VILLAGE NESTLED IN THE SCENIC LUNE VALLEY, RENOWNED FOR ITS BREATHTAKING VIEWS OF MORECAMBE BAY AND ITS CLOSE PROXIMITY TO THE HISTORIC CITY OF LANCASTER. THIS DESIRABLE AREA OFFERS A TRANQUIL, RURAL ATMOSPHERE WHILE PROVIDING ALL THE MODERN CONVENIENCES NEEDED FOR COMFORTABLE LIVING. FAMILIES AND PROFESSIONALS ALIKE ARE DRAWN TO HEST BANK FOR ITS EXCELLENT SCHOOLS, WELL-MAINTAINED LOCAL AMENITIES, AND SUPERB TRANSPORT LINKS, INCLUDING NEARBY TRAIN STATIONS AND EASY ACCESS TO THE M6 MOTORWAY. THE VILLAGE BOASTS A WEALTH OF RECREATIONAL ACTIVITIES, SUCH AS PICTURESQUE WALKS ALONG THE LANCASTER CANAL, WHICH MEANDERS THROUGH THE HEART OF THE COASTAL COMMUNITY, AND A VARIETY OF OUTDOOR PURSUITS IN THE SURROUNDING COUNTRYSIDE.

HEST BANK IS STEEPED IN HISTORY, ADDING A LAYER OF CULTURAL RICHNESS TO ITS NATURAL BEAUTY. THE STRONG SENSE OF COMMUNITY IS EVIDENT THROUGH THE NUMEROUS LOCAL EVENTS AND GATHERINGS WHICH BRING RESIDENTS TOGETHER THROUGHOUT THE YEAR. THE VILLAGE SEAMLESSLY BLENDS THE CHARM OF COUNTRYSIDE LIVING WITH THE BENEFITS OF MODERN ACCESSIBILITY, MAKING IT AN IDEAL LOCATION FOR THOSE SEEKING A PEACEFUL YET CONNECTED LIFESTYLE. WITH ITS COMBINATION OF SCENIC LANDSCAPES, HISTORICAL ALLURE, AND CONTEMPORARY CONVENIENCES, HEST BANK TRULY OFFERS THE BEST OF BOTH WORLDS.

Hest Bank Village





9, HATLEX HILL



PARKING



GARDEN



GARAGE



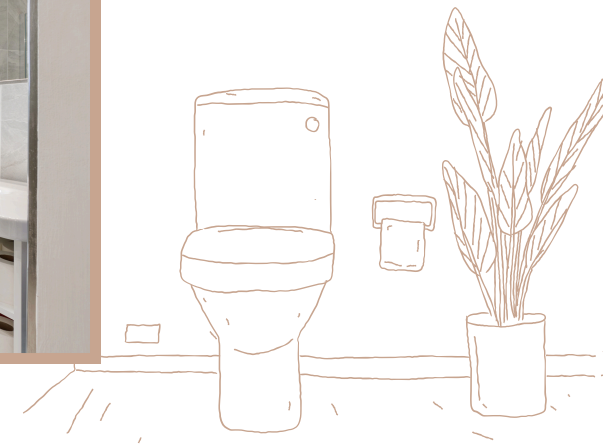
Externally, the property sits on an impressive plot of approximately 10,000 square feet. The front elevation boasts an expansive driveway, while the rear features a raised Indian stone terrace and a lush lawn spanning approximately 50% of the plot size, bordered by mature shrubs and hedging. Bi-folding doors from the reception rooms create a seamless indoor-outdoor entertaining space, perfect for any occasion.



Zzz... Ooo







WHERE CAN I FIND...



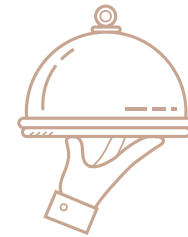
The Closest School?

St Lukes CoE Primary school is just 0.5 miles away!



The Local Shop?

Hest Bank Village Store is just 0.6 miles from your doorstep - a 3 minute drive!



A Delicious Meal?

Slyne Lodge and it's fabulous menu awaits you, only 0.7 miles away.



Somewhere Nice to Walk the Dog?

Lancaster Canal can be accessed just 420 ft from your home!



A Refreshing Pint?

The Hest Bank Hotel is just 0.4 miles away, you could walk home in 9 minutes!



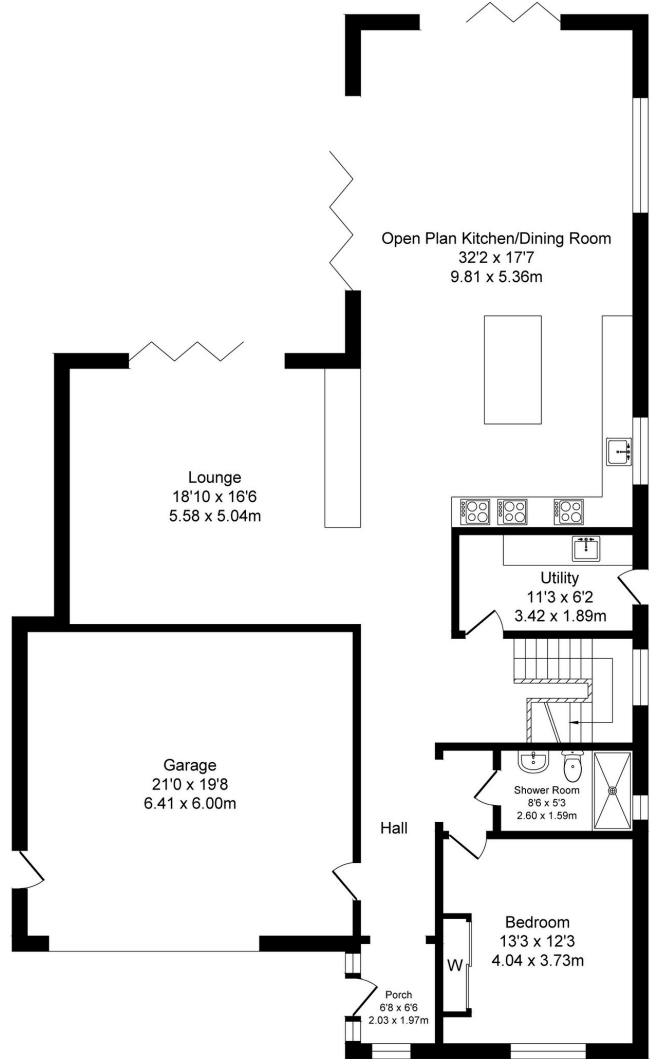
Your Local Property Experts?

Our office is a 12 minute drive away - pop in to say hello, anytime!

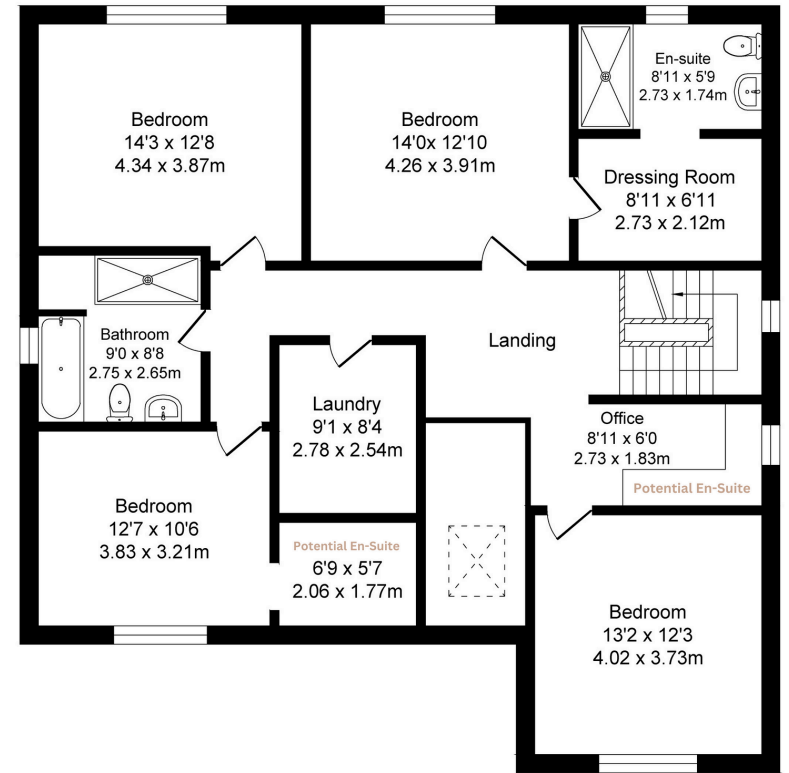




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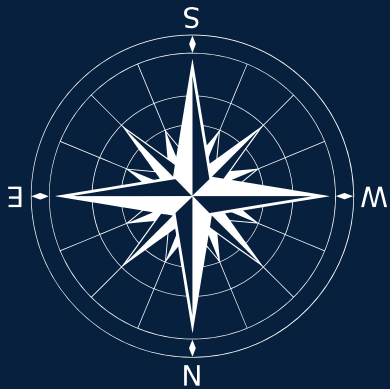


Total Floor Area: 3250 sq ft (302.4 sq.m) approx.

Ground Floor: 1894 sq.ft (176.2 sq.m) approx.

First Floor: 1356 sq.ft (126.2 sq.m) approx.

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.

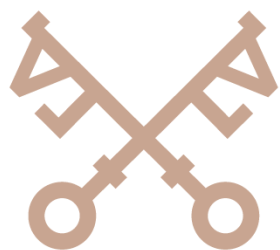




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