

**Improvement Prospect Detached Bungalow with Garage, Large Garden,
Fabulous Rural Views and adjacent Old Stone Outbuilding with Yard Areas**



WEST WIND

The Gars, Wray, Nr Lancaster, LA2 8QJ

Price: £375,000 Region

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

Comprising a spacious 3/4 bed detached bungalow in need of general improvement set in a generous sized plot on the outside edge of the village enjoying fabulous rural views to Hornby Castle and beyond.

In addition to the bungalow there is a useful old stone built semi-detached outbuilding and parking grounds which adjoins the bungalow boundary and is presently accessed off a separate "occupation road" right of way.

Council Tax Band F

Energy Performance Certificate Band F

Accommodation Comprising: (oil fired central heating installed)

Reception Hall:

9'10 x 9'9 (3.00m x 2.97m) Radiator, centre light.

Cloakroom:

6'5 x 2'10 (1.96m x 0.86m) WC, corner wash hand basin, centre light, electric meter cupboard.

Kitchen:

13'11 x 10'4 max (4.24m x 3.15m max) Fitted cupboards and units incorporating stainless steel single drainer sink unit with tiled splashback, fridge recess, breakfast bar and work surfaces. Airing / cylinder cupboard with immersion heater, oil fired central heating boiler, strip light.

Dining Room / Bedroom 4:

13'11 x 9'11 (4.24m x 3.02m) Dual aspect windows including picture window providing fabulous rural view, centre light, radiator.

Lounge:

20'1 x 13'11 (6.12m x 4.24m) Lakeland slate open fireplace, dual aspect windows including picture window providing fabulous rural views to Hornby Castle and beyond. Wall lights, 2 x radiators, TV point.

Inner Hall:

16'6 x 2'11 (5.03m x 0.89m) Centre light.

Bathroom:

10'1 x 4'11 min (3.07m x 1.50m min) Panelled bath with a tap shower fitting and curtain, wc, bidet and pedestal wash basin. Tiled splashback, centre light, radiator.

Bedroom 1:

11'11 x 11'11 (3.63m x 3.63m) Picture window providing fabulous rural view, centre light, radiator.

Bedroom 2:

11'11 x 10'0 (3.63m x 3.05m) Picture window providing fabulous rural view, centre light, radiator.

L-Shaped Bedroom 3/ Study:

8'5 x 6'8 (2.57m x 2.03m) plus recess 4'11 x 4'0 (1.50m x 1.22m) with built in wardrobe cupboard, centre light, radiator.

Outside:

Front: Private driveway parking, good sized enclosed garden area with additional circa 7'0 wide twin gated access

East side: Adjoining garage 16'10 x 15'7 (5.13m x 4.75m) with 14'0 wide up and over door and having light and power installed and annex **rear work shop** 9'0 x 7'5 (2.74m x 2.26m) with rear access door and light and power installed.

West side: Concreted path / Storage area.

Rear: Good sized enclosed lawned garden area circa 100'0 x 70'0 (30.48m x 21.34m) approx. incorporating mature shrubs and fruit trees.

Adjacent stone built, semi-detached store room 14'10 x 12'2 (4.52m x 3.71m) internal measurement under a relatively recently re tiled mono pitch roof, circa 10'0 wide gated access into a concreted yard area 30'0 x 20'0 approx. (9.14m x 6.10m) and annex additional storage / garden area 50'0 x 30'0 approx. (15.24m x 9.14m approx.).

Services:

Mains water, electricity and drainage connected. Oil fired central heating.

Mains gas available subject to application by the purchaser.

B4RN Hyperfast Broadband– Cable installed ready for connection.

Tenure:

Freehold with vacant possession upon completion.

Solicitors:

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

Agents:

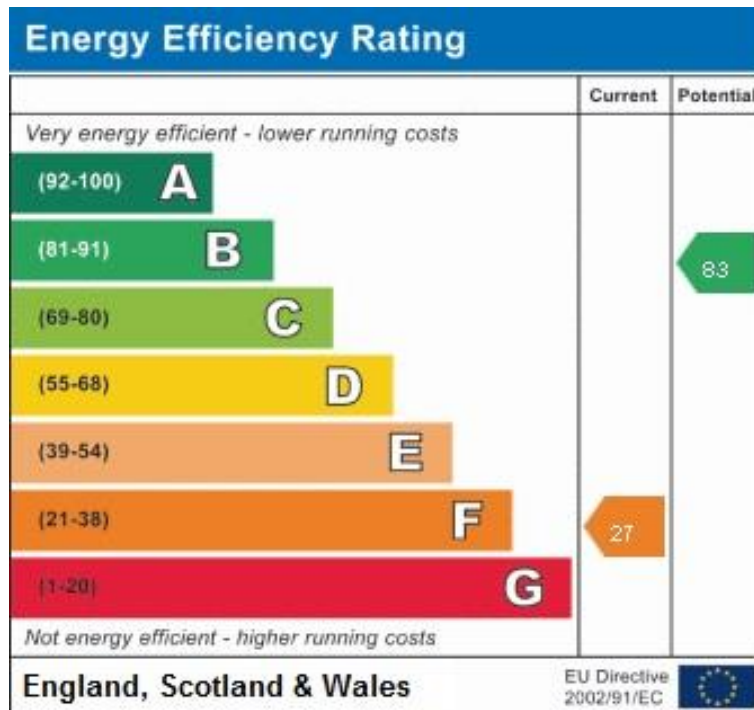
Richard Turner & Son, Royal Oak Chambers, Main Street, High Bentham, Nr Lancaster, LA2 7HF.

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



Boundary Plan



Old Sawley Grange, Gisburn Road
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