



# 127 Hornby Road

Caton

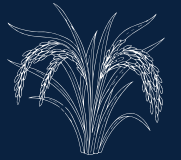




 **lunevalley**  
ESTATES.



## 127 Hornby Road



Nestled in the heart of the picturesque Lune Valley, this beautifully appointed four-bedroom detached property on Hornby Road offers an exceptional opportunity to embrace both contemporary living and the charm of village life. Perfectly positioned on a desirable corner plot, this home combines spacious interiors, high-quality finishes, and breathtaking scenery — making it an ideal choice for growing families seeking both comfort and convenience.



From the moment you arrive, the home's attractive façade and generous corner plot create an immediate sense of space and presence. Step through the front door into a bright and welcoming hallway, where natural light and a carefully considered layout invite you to explore further.



4 BEDS



3 BATHS

- Large corner plot with sizeable garden.
- The ground floor includes a practical utility room with laundry facilities, additional storage, and direct access to the garden – keeping everyday tasks neatly out of sight.
- A useful downstairs cloakroom adds to the home's family-friendly design.



Take a closer look...

Property Type:

*Detached*

Square Footage:

*1276.4 sqft*

Council Tax Band:

*E*

EPC Rating:

*B*

Tenure:

*Freehold*

## Why Caton?



Caton is one of the Lancaster district's most sought-after villages, offering a rare balance between rural tranquillity and excellent connectivity. Surrounded by rolling countryside, this vibrant community enjoys a wealth of local amenities, an artisan bakery, cafe, village pubs, and a well-stocked Co-op. Families will appreciate the highly regarded Caton Community Primary School and easy access to excellent secondary schools in nearby Lancaster.

For leisure and recreation, the Lune Valley cycle track runs almost past your doorstep, providing a safe and scenic route into Lancaster or further into the countryside. There are also numerous walking trails, from riverside strolls along the Lune to challenging hikes in the nearby Forest of Bowland, an Area of Outstanding Natural Beauty.

Commuting is effortless, with regular bus services connecting Caton to Lancaster, Morecambe, and beyond. The M6 motorway (Junction 34) is just five minutes away, putting Preston, Kendal, and the Lake District within easy reach. Lancaster's mainline railway station offers direct trains to Manchester, London, and Scotland.





## The Garden



The exterior of this home is just as impressive as the interior. The large rear garden offers plenty of room for play, relaxation, and outdoor entertaining. A delightful summer house provides an extra space to enjoy the garden whatever the weather – perfect as a home office, hobby room, or simply a peaceful spot to read.

Because of its corner plot position, the property also enjoys a smaller side garden, ideal for extra planting, a children's play area, or a private seating nook. A driveway and garage offer ample parking and additional storage, making this home as practical as it is beautiful.



*Garage*



*Parking*



*Garden*







## The Bedrooms



Upstairs, you'll find four generous bedrooms, each thoughtfully designed to offer comfort and flexibility. The principal bedroom enjoys its own en suite shower room, creating a private sanctuary for the owners.





# Kitchen & Dining Room



At the rear of the property lies the show-stopping open-plan kitchen diner — a space designed for family life, entertaining friends, and enjoying the views of the garden and surrounding hills.

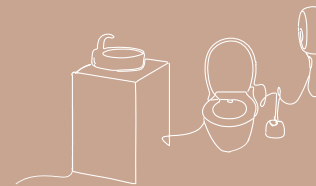
The kitchen is fitted with high-end integrated appliances, including a premium oven, hob, extractor, fridge-freezer, and dishwasher, all complemented by sleek cabinetry and quartz worktops.

There's ample room for a large dining table, making it perfect for everything from weekday breakfasts to festive gatherings. French doors open directly onto the rear garden, allowing summer meals to flow effortlessly outdoors and filling the space with natural light year-round.





## The Bathrooms

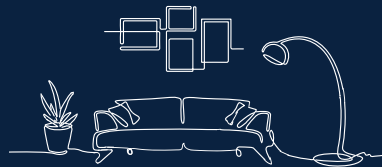


Alongside a handy downstairs WC and the master bedroom's en suite, the three remaining bedrooms share a well-appointed family bathroom, complete with modern fittings and a soothing, neutral colour palette.





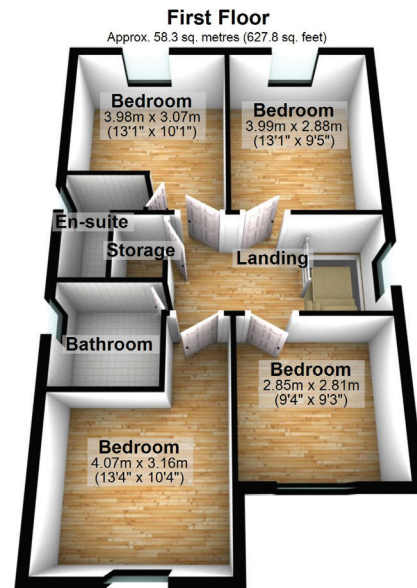
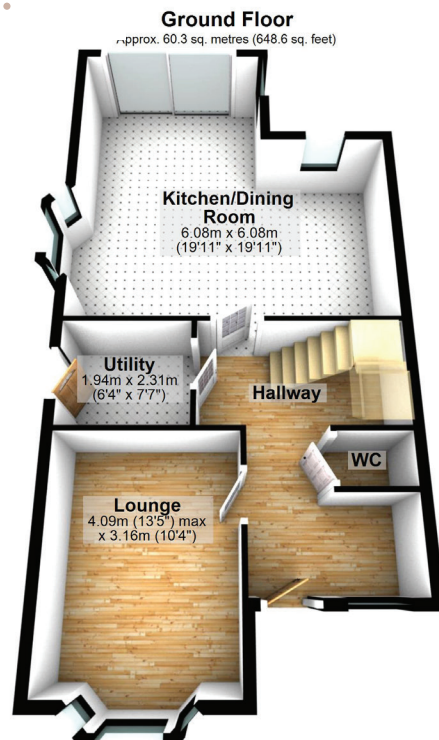
# The Lounge



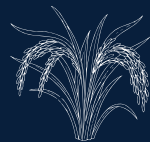
The property benefits from a separate living room to the front, offering a quiet retreat for cosy evenings or family film nights.







**Total Area: 118.6 sq. metres (1276.4 sq. feet)**



## About Lune Valley Estates

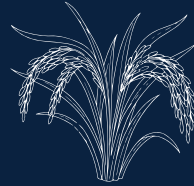
Nestled in the heart of the breath-taking Lune Valley we are a professional independent agency specialising in luxury property. We understand the significance of moving home and that both selling your existing home and finding the next one is as much financial as it is emotional. We combine local expertise, a strong network of partners and a proactive approach to ensure you have the best possible experience and can begin the next chapter with excitement.



“Honesty, integrity, and client care are fundamental values stitched into the fabric that makes Lune Valley Estates and we make them a part of everything we do.”







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Caton



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