

I OAK LEA

£350,000

Wray, LA2 8QG

A charming and handsome double fronted house with delightful gardens to the rear.

Dating back to 1880 and offering well-proportioned character accommodation over three floors, as well as scope to upgrade and put your own stamp on this lovely period property; there are two reception rooms, kitchen, boot room, three double bedrooms and two bath/shower rooms. Attractive foregarden and a wonderful mature, cottage-style garden to the rear.

In a central position within this attractive and popular Lune Valley village, being highly accessible for road and rail links.





Welcome to **1 OAK LEA**

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Here's our **TOP TEN** reasons to love **1 Oak Lea**:

1. **Potential** - a well-loved and maintained home for many years, there is now scope to modernise.
2. **Character and charm** - many original period features remain with deep skirtings, coricing, arch top light to front door, twin arched recesses to both reception rooms and staircase with decorative wrought iron balustrade.
3. **Embrace the space** - set over three floors with an approximate gross internal area of 1811 sq ft (168.3 sq m) including the cellar, the accommodation is well-proportioned with lovely high ceilings. The hall is open to the dining room and also to the double length reception room with glazed sliding doors out to the garden to one end and to the other, a marble fireplace with open fire grate. The kitchen is fitted with base and wall units; off the kitchen there is a practical boot room and shower room.
4. **Useful cellar room** with stone bench, flagged floor and borrowed light from the coal chute.
5. **Sweet dreams** - a staircase with tall arched window overlooking the rear garden leads to a light and bright landing with three double bedrooms off. Bedroom 1 (with vanity wash basin) along with bedroom 2 are to the front, with bedroom 3 having a splendid view over the rear garden to the playing field. The large bathroom with five coloured suite also enjoys the view.
6. **Splendid gardens** - with an attractive '1880' decorative pebble mosaic to the flagged foregarden by local artist Maggy Howarth. To the rear, the cottage style garden is a true delight; divided into 'rooms' there is a flagged terrace leading out from the sitting room, a level lawn with deep planted borders, a seating terrace offering a quiet shady spot to sit and relax and through the covered arch, raised vegetable beds and a summerhouse. There are also apple and pear trees, red currants and raspberries. Bounded by stone walls to two sides, the gardens are mature and well-stocked.
7. **Parking** - there is on street parking to the front.
8. **An attractive and popular village** where the River Roeburn joins the River Hindburn. The village has a post office/newsagent/general store (currently closed), a primary school, a tearoom and gift shop, a public house (The George & Dragon), village hall and two churches. Also worth a mention as a date for your diary is the annual Scarecrow Festival, which Wray proudly hosts in May. **Close to home**, the nearby villages of Hombly and Caton have shops and services with a greater range in the Cumbrian market town of Kirkby Lonsdale to the north and the Georgian city of Lancaster to the south.
9. **Surrounded by stunning countryside** - within the Forest of Bowland AONB (an Area of Outstanding National Beauty) and the Lune Valley, close to the national parks of the Yorkshire Dales and Lake District - the perfect natural playground for walkers, climbers, cavers, potholers, cyclists and sailors.
10. **Further afield** - accessible for the M6 motorway and A65 with Lancaster having a station on the West Coast railway line. You'll also find the small station at Wennington, on the connecting branch line, exceptionally convenient. Airports can be found at Leeds Bradford, Manchester and Liverpool.



The finer details

- Mains electricity, gas, drainage and metered water
- Gas central heating with open fire in the sitting room; solar panels and boiler heating the hot water
- A combination of wood framed double and single glazed windows with some secondary glazing and uPVC sliding doors to sitting room
- B4RN hyperfast broadband to the house but not currently connected
- 1 Oak Lea is currently banded E for Council Tax purposes with Lancaster City Council
- Carpets, curtains and blinds, curtain poles, light fittings and summerhouse are included in the sale. Garden furniture, planters and troughs are specifically excluded.
- There is a right of access for No. 2 to access the playing field across the path between the two properties
- **To find the property** - from the M6 exit at J34, proceed on the A683 towards and through Caton and Claughton and shortly after, turn right onto the B6480, signposted Wray and continue into the village. On entering the village, turn right onto Main Street and No. 1 is the fifth property on the left hand side.

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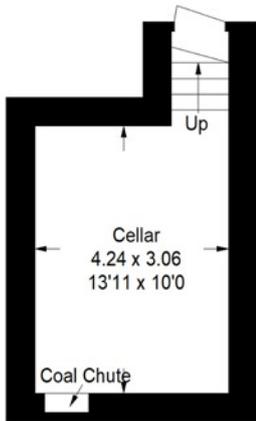
Money Laundering

Prospective buyers should be aware that in the event that they make an offer for the property, they will be required to provide the agent with documents in relation to the Money Laundering Regulations; one being photographic ID, i.e. driving licence or passport and the other being a utility bill showing their address. These can be provided in the following ways: by calling into the agent's office with copies or by way of a certified copy provided via their solicitor. In addition prospective buyers will be required to provide information regarding the source of funding as part of the agent's offer procedure.



1 Oak Lea, Wray, LA2 8QG

Approximate Gross Internal Area (Excluding Void) = 168.3 sq m / 1811 sq ft
 Cellar = 14.5 sq m / 156 sq ft
 Total = 182.8 sq m / 1967 sq ft



Cellar

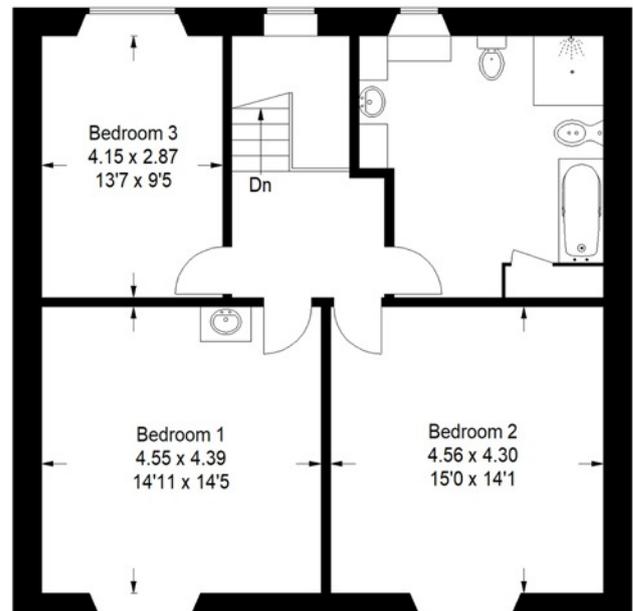
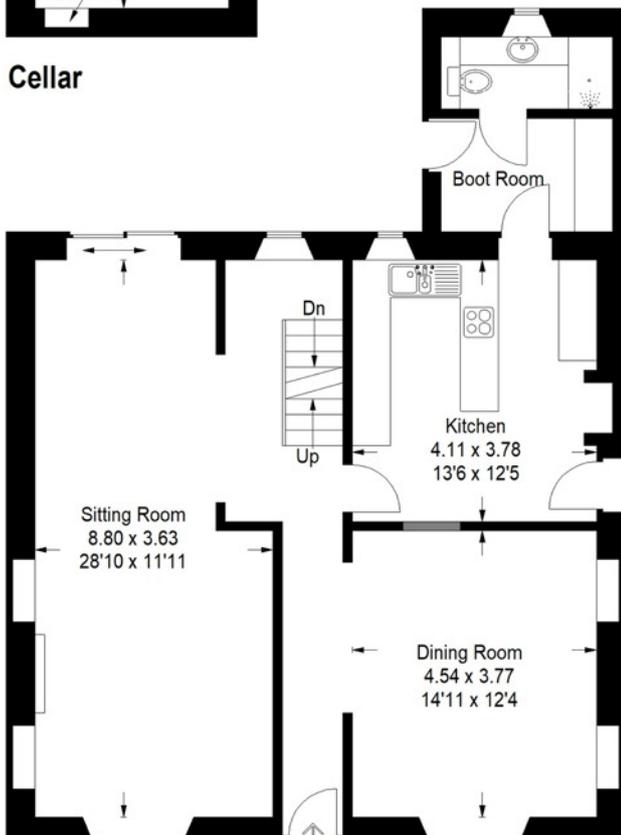
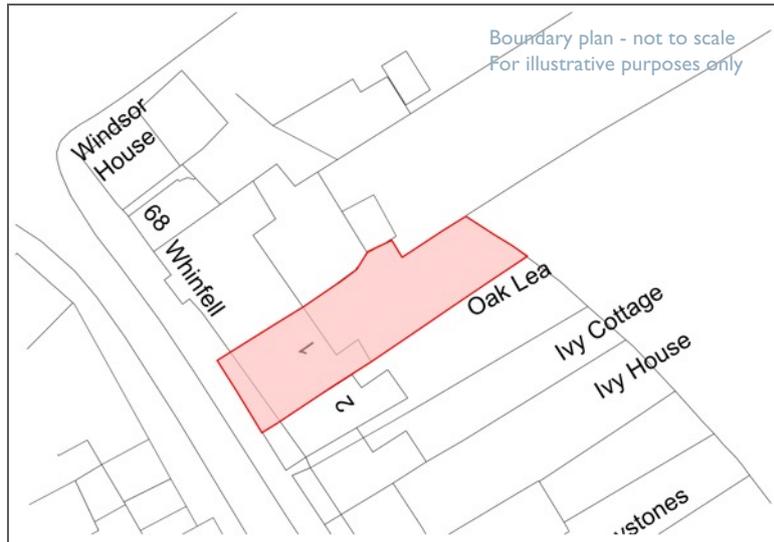
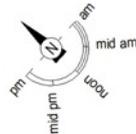
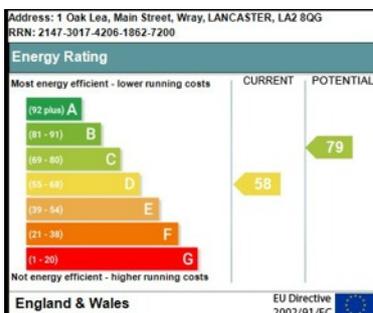


Illustration for identification purposes only, measurements are approximate, not to scale.
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