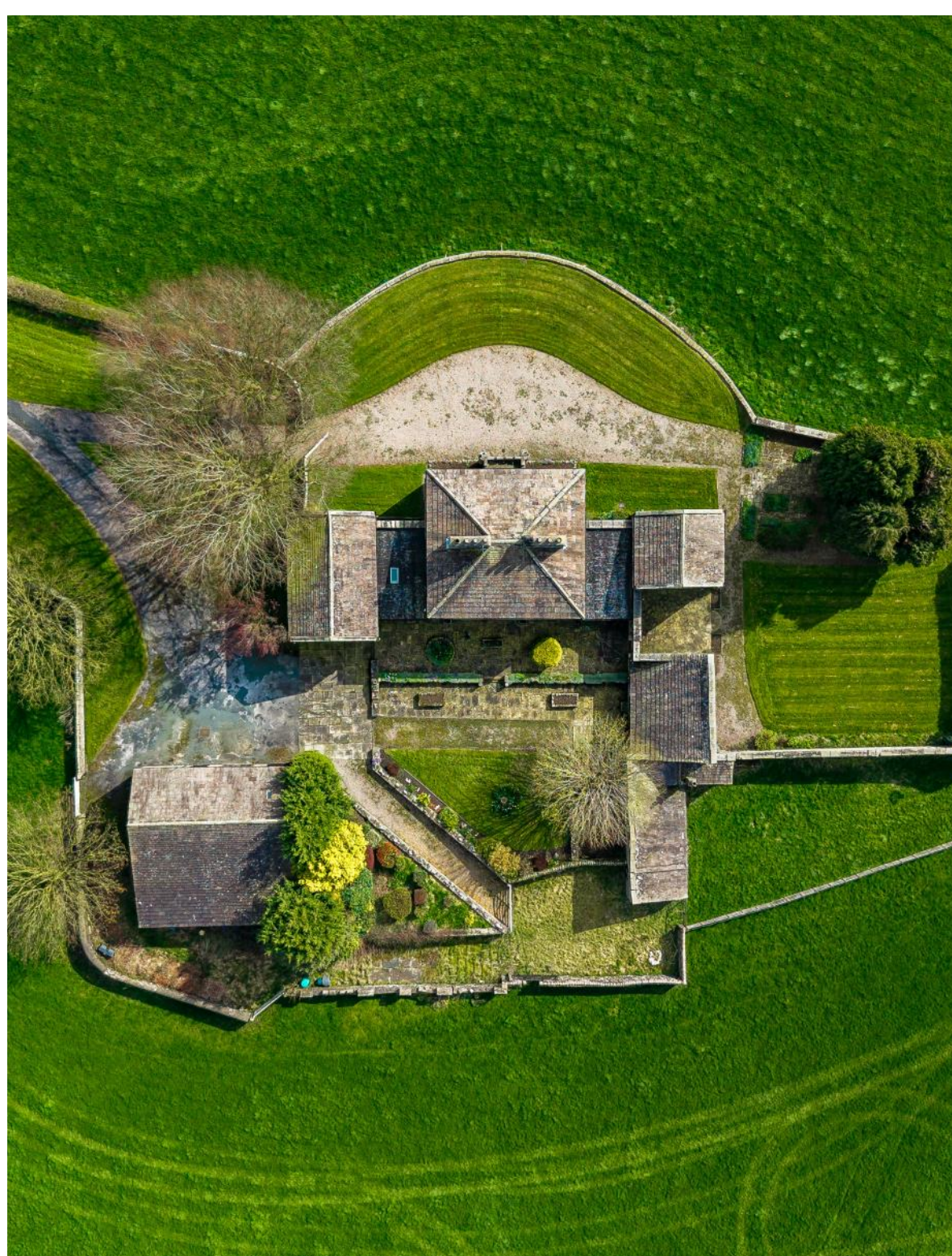




The Launds, Hornby, Lancaster LA2 8LL

O.I.R.O. £1,750,000





The Launds, Hornby, Lancaster, LA2 8LL

Offers in the region of £1,750,000



4 Bedrooms



1 Bathroom



39.30 acres

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- Grade II Listed country home positioned in an elevated Lune Valley setting.
 - Offering extensive accommodation, with scope for alteration, extension and modernisation.
 - Set centrally within approximately 39.30 acres (15.90ha) or thereabouts of grounds.
 - Private driveway, extensive grounds and range of traditional outbuildings.
 - Potential for additional accommodation.
 - Highly accessible edge of village Lune Valley position.



Set in a commanding elevated position, with far-reaching panoramic views across the Lune Valley, The Launds offers a truly exceptional opportunity to acquire a private country residence which sits centrally within approximately 39.30 acres (15.9ha) or thereabouts of its own land. This unique setting creates the feel of a perfectly proportioned small estate, whilst combining privacy, space, natural beauty, as well as excellent connectivity.

Approached along a private gated driveway, the property is an early 19th century home which enjoys a sense of seclusion whilst remaining well-connected, given it's edge of village setting. Having been a much loved family residence for many years, it is now ready for its next custodians to alter, enhance and modernise, allowing new owners to create a home tailored to their own tastes.



Set on the edge of the Lune Valley village of Hornby, the position offers an idyllic lifestyle location, which is conveniently located for the market town of Kirkby Lonsdale, known for its quaint market and independent shops; as well as the larger historic city of Lancaster, which offers additional services and amenities. The village itself has excellent transport links, making it an ideal base from which to explore the surrounding areas, including the nearby Lake District and Yorkshire Dales National Parks, whilst having everything on hand for everyday living. The village captures an essence of rural charm, with it's historic landmarks including Hornby Castle. Providing an excellent range of amenities for everyday living, including shop, post office, schools, doctor, tearooms and hairdresser, the location is ideal for family life.



The residence itself has an attractive façade and a central entrance which opens into a beautifully proportioned panelled hallway. This space is flooded with natural light from a striking full height window, creating a sense of space and character.

From the hallway, there is a choice of two reception rooms. A smaller, more intimate room provides an ideal setting for everyday living, while the principle reception room offers a more formal entertaining space, which is set around a feature fireplace. This "L" shaped room has windows to three aspects, making the most of the views and outlook. A separate dining room enjoys attractive views to the front and conveniently connects to the kitchen via a traditional serving hatch, making it well-suited for both family meals and entertaining.







Positioned at the rear of the house, the kitchen benefits from a range of wall and base units with an outlook to the rear. There is a rear hallway providing access to a pantry / utility area and WC facilities, which are perfect for country living. Beyond lies a double garage, with space above presenting further potential to incorporate into the main house if desired.

The first floor accommodation comprises four well-proportioned bedrooms, each being double and offering a light airy space. Three of the rooms have an outlook over the front and the further bedroom has an outlook to the rear.



The bathroom facilities are arranged over three areas, including a main bathroom with bath and wash hand basin, a separate shower room, and WC. This space would make a sizable bathroom if made into one space.



Grounds and Outbuildings

The Launds is perfectly positioned within approximately 39.30 acres, with the house set centrally to take full advantage of its privacy and far-reaching views. The grounds immediately surrounding the property are thoughtfully arranged, and include a lawned garden area and charming enclosed front garden, bordered by estate fencing. To the side, a separate walled garden area provides a sheltered and versatile space, completed by flowering borders and a stone seating area, being the perfect spot for outdoor dining. In all the formal gardens extend to 1.63 acres.

A notable feature of the property is the extensive range of traditional stone outbuildings, including a detached barn, which represents an excellent opportunity for conversion (subject to the necessary consents). In addition, there are further sheds and storage buildings and former stabling providing excellent practical space for a variety of uses.

Beyond the formal gardens which are shown edged red on the site plan, the land extends into the surrounding acreage, offering a mix of open ground and productive meadowland. The natural landscape enhances both the setting and potential of the property. Adding to the historical interest of the property, the grounds also include a motte and bailey, known as Castle Stede. This is a Scheduled monument providing a fascinating heritage feature within the grounds.

With its position, privacy and grounds, The Launds represents a rare chance to acquire a characterful country home, which is suited as a private residence, a lifestyle property or a multi-generational small estate.





0 100 m 200 m

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General Remarks

Services: The property has the benefit of Mains electricity, mains water, private drainage is available.

Parking allocated and number of spaces : On site for several vehicles.

Construction Type : Stone under slate roof.

Restrictive Covenants : None known.

Listed building : The property is Grade II Listed under listing reference 1164669 'Lawnds Farmhouse' There is a Scheduled Monument located within the grounds, listed under reference 1017689.

Conservation Area / National Landscapes : None so far as we are aware

Easement, and Wayleaves or Rights of Way : The property is sold subject to and with the benefit of all rights of way whether public, private, light support, drainage, water, electricity and other rights and obligations, easements and quasi-agreements and restrictive covenants and all existing proposed wayleaves for masts, pylons, stays, cables, drains, water, gas and other pipelines whether referred to in these particulars and stipulations or not.

Footpaths / Bridleways : We are not aware of any footpaths affecting the subject property.

Flooding : The property has not flooded within the last 5 years, According to the Environment Agency's website the property sits in flood one.

Unimplemented Planning Consents : None known.

Planning Consents affecting the property : None known.

Broadband: B4RN is available locally.

Mortgage ability : We understand that as far as we are aware it is possible to secure a mortgage against this property.

Images Taken - April 2026

Buyers information: Buyers should be aware that stamp duty is payable on the purchase of a property. Stamp Duty levels can vary between buyers. Please look at the HMRC Stamp Duty Calculator for further information

Please note: Armitstead Barnett LLP have not tested any of the above services and purchasers should satisfy themselves as to their presence and working condition prior to exchange of contracts.

Title & Tenure: The property is offered for sale Freehold with vacant possession upon completion.

Local Authority: Lancaster City Council **Council Tax:** Band F

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of Emma Hodgkinson BSc (Hons) MRICS FIAAV MNAEA. Where possible, we ask that all potential buyers look at virtual viewings in the first instance and get a bearing as to the location and area via Google maps where the area is less familiar. Some of our vendors request only physical viewings to parties in a position to proceed.

What3words Location : [arranges.outbound.popped](#)

Money Laundering Regulations Compliance: please bear in mind, that Armitstead Barnett will require from any purchaser looking to offer on a property, details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors' contact details and 2 forms of identification. We will also undertake an electronic identity check which will leave a soft ID print, but will not affect credit rating.

Mortgage Referrals : We refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would receive a referral fee, typically between £100 and £700 per successful referral, which leads to mortgage adviser earning commission from them, for recommending you to them.

Method of Sale: The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers

SUBJECT TO CONTRACT



Approximate Gross Internal Area : 246.20 sq m / 2650 sq ft
 Barn : 133.46 sq m / 1437 sq ft
 Garage : 92.22 sq m / 993 sq ft
 Outbuilding : 139.11 sq m / 1497 sq ft
 Total : 612.12 sq m / 6590 sq ft

This floorplan is for illustrative purposes only. It is not drawn to scale.
 Any measurements/ floor areas (including any total floor area) and orientation are approximate.
 Produced by Lavis-Media



Armitstead Barnett for themselves and the vendors or lessors of this property whose agents they are given notice that:

01. All descriptions, plans, dimensions, references to conditions or suitability for use and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser or tenant should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as the correctness of them. 02. Any electrical or other appliances at the property have not been tested nor have the drains, heating plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract. 03. No person in the employment of Armitstead Barnett LLP has any authority to make any representations or warranty whatsoever in relation to this property. 04. These particulars are produced in good faith and set out to the general outline only for the guidance of intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or Contracts nor any part thereof. 05. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing Lease or Tenancy document or Agreement as to the term, rent, rent deposit, conditions and or covenants (if any) affecting the property. 06. All correspondence (whether marked or not) and all discussions with Armitstead Barnett LLP and or their employees regarding the property referred to in these particulars are subject to contract.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E		
21-38	F	27 F	
1-20	G		



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