

Offers Over £450,000



Armitstead
Barnett

Yealand Road, Yealand Conyers, Carnforth LA5 9SJ





**Yealand Road
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Carnforth
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- Detached residence, located in the sought-after village of Yealand Conyers.
- Offering well proportioned and flexible living accommodation with scope for modernisation and extension.
- Beautiful gardens and grounds extending to approximately 0.25 acres, with ample parking and garaging.
- Located in a highly desirable village setting, with excellent accessibility.
- Situated in the catchment for highly regarded schooling.





Nestled in the heart of the picturesque village of Yealand Conyers, this delightful property offers excellent scope and potential to create a superb home. Having served as a cherished family residence for many years, the property is now ready for its next chapter, inviting the new owners to add their own tastes and upgrades to this period home.

The peaceful and sought-after village location is a great setting for the property, offering stunning countryside surroundings while being well connected to the local amenities and transport links. The home itself offers original features and flexible accommodation, all situated in a good-sized plot, together with garaging and a former piggery building. Offering an excellent family home with room to grow, a characterful project to restore, or a beautiful home, this is an ideal home for many.



The setting is within the village of Yealand Conyers, which is a tranquil and picturesque village within the Arncliffe and Silverdale Protected Landscape. Despite its peaceful rural position, the location offers excellent connectivity and accessibility to the nearby A6, M6 and rail links via Carnforth railway station. The historic city of Lancaster and the town of Kendal are just a short drive away.

For families, the area is well served by a selection of local schools, including a primary school within the village itself. For older children, the location sits within the catchment for highly regarded secondary schools including Lancaster Grammar Schools, Queen Elizabeth School in Kirkby Lonsdale and a choice of private schooling.



Despite its size, the village has a thriving community and welcoming atmosphere, which is supported by the village pub, the New Inn, which is just a short stroll away.

Set in a slightly elevated position, Manor Farm House can be seen from the approach. Behind its traditional frontage, is flexible accommodation which offers excellent scope and potential to be upgraded and modernised, as well as extended (subject to planning).

Entering through the stone porchway, this leads into an inner hall giving excellent flow to the ground floor accommodation. The lounge spans the full width of the property and has outlooks to the front, side and rear of the property, enjoying views over gardens and open countryside. The living room is set around a central gas stove, making this a cosy space. The dining room is situated at the front of the property, enjoys views to the front and is well connected to the kitchen area, situated at the rear. The kitchen has wall and base units to two walls, as well as points for dishwasher, gas hob and integral oven. Off the kitchen is a practical utility area and WC and shower facilities, which are of generous proportions.

From the kitchen, there are steps leading down to the cellar, which is a sizable space offering ample storage which can be accessed internally and from the side external door.



To the first floor there are three generous bedrooms, all being double bedrooms and enjoying dual aspect. The bedrooms share the house bathroom.

Outside, the gardens and grounds wrap around the property and offer established gardens made up of lawns, mature shrubbery, seating areas and a flagged patio. In all the grounds extend to 0.25 acres or thereabouts. The outdoor space is perfect for gardeners or those who simply want to enjoy the outdoors. The raised beds are ideal for those with green fingered interests, looking to be self-sufficient.

Set at the front of the property is a detached garage building providing parking or storage, with further parking beyond for multiple vehicles. In one corner of the garden is a unique and characterful former piggery outbuilding, which could be transformed into a studio, home office or garden room.

This quintessentially English village located against a stunning backdrop, is the perfect place to call home. This conveniently located position is ideal for a range of buyers. With superb scope for improvement and versatile accommodation, there is plenty on offer.



General Remarks

Services: Mains electricity, mains gas, mains water available and connected. Drainage is via a private drainage arrangement. Please note, we do not believe that this complies with the General Binding Regulations and purchasers must make their offer on this basis.

Title & Tenure: Freehold with vacant possession upon completion.

Parking: On site for several vehicles.

Construction Type: Detached, stone under slate roof. Please note that we are aware that there has been movement in relation to the porch area, however having been previously investigated, this is due to an inadequate foundation. The porch is a later addition to the property and the foundations are separate to those of the main house.

Restrictive Covenants: None so far as we are aware.

Listed Building: None

Conservation Area / AONB: The property is located within the Arnsdale and Silverdale Protected Landscape, formerly known as the Area of Outstanding Natural Beauty.

Footpaths & Bridleways: None.

Easements, Wayleaves, or Rights of Way: Please note that the subject property is accessed over an area of shared ground belonging to Newlands. The property has a full right of way over this area to access the driveway.

Flooding: The property has not flooded within the last 5 years.

Unimplemented Planning Consents: None.

Local Authority: Lancaster City Council, Town Hall, Dalton Square, Lancaster LA1 1PJ. All planning enquiries in relation to alterations to the property should be made directly to the Planning Authority.

Broadband: B4RN Broadband connection

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.

Council Tax: Band E

Viewings: Viewings are strictly by appointment with the sole selling agents. Telephone - 01539 751 993. 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.

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.

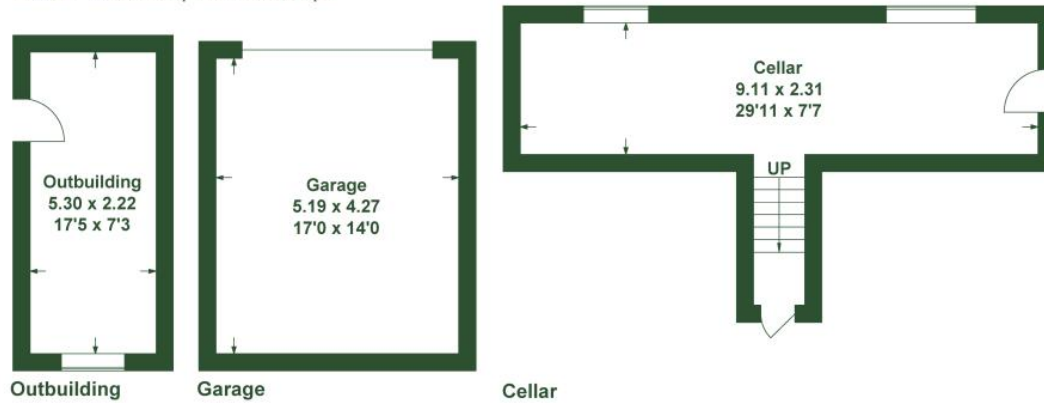
Method of Sale: The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers

SUBJECT TO CONTRACT

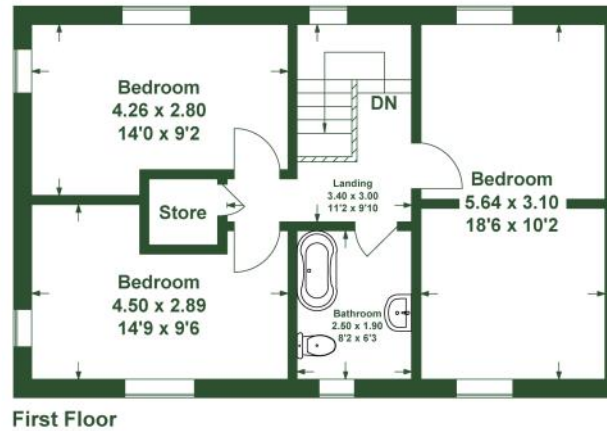
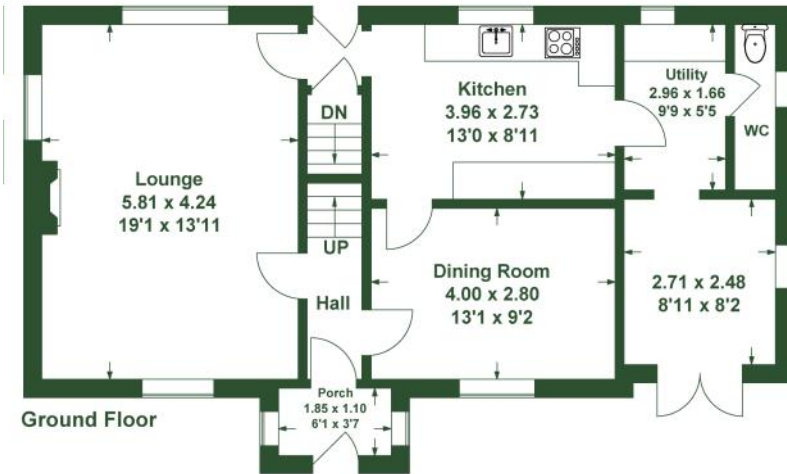
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Approximate Gross Internal Area : 149.62 sq m / 1610 sq ft
 Garage : 22.16 sq m / 239 sq ft
 Outbuilding : 11.76 sq m / 127 sq ft
 Total : 183.54 sq m / 1976 sq ft



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.
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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 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		83 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		



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