



WATERHOUSE
ESTATE AGENTS
Local, Professional Property Services

Apartment 1, Holmere Hall – Yealand Conyers





Features

- A superb kitchen offering an abundance of storage space and top of the range appliances
- Under floor heating throughout
- Three double bedrooms
- 2 allocated parking spaces with additional visitors parking available
- Finished to a high standard throughout
- Two luxurious bathrooms
- Spacious ground floor apartment
- An 8 person lift for access to all floors

Welcome to 'Holmere Hall' - a superb development of four luxury apartments, meticulously planned and designed to the highest standards. Located in the peaceful residential village of Yealand Conyers and surrounded by lush countryside yet close to local transport links.

This is an exclusive opportunity to acquire a high specification, ground floor apartment located in Yealand Conyers within a handsome stone built building. Surrounded by well tended gardens with countryside

views and two private allocated parking spaces as well as additional visitor parking spaces available. The property itself boasts under-floor heating throughout with an impressive living room and generous separate kitchen. There are three double bedrooms, the master boasting access to a four piece Jack and Jill bathroom and bedroom 2 benefitting from an en-suite shower room and dressing area. Yealand Conyers forms part of the Arnside and Silverdale Area of Outstanding Natural

Beauty. The area is rich in wildlife- woodlands and cultural heritage. It is home to the majority of the RSPB Nature Reserve at Leighton Moss made famous by the resident bitterns. There are numerous wonderful walks in the area which feature impressive views of Morecambe Bay, Ingleborough and the Lake District mountains. Yealand primary school is within a 5 minute walk and sits within the catchment area for both Dallam and QES secondary schools.



Hallway
A spacious entrance hallway offering access to the main living areas. Double doors open up to reveal a generous space to hang coats and bags and to store boots and shoes tidily out of the way.

Living room
WOW! A large, bright and airy room boasting a wonderful feature gas effect fireplace with Karndean flooring, sleek lines and natural light filtering in through the impressive four windows boasting views out to the gardens, combine to create a delightful space to spend quality time relaxing with family and friends.

Kitchen
A modern, sleek kitchen boasting an abundance of 'Chelford grey' shaker style base and wall units with Quartz Ethereal Noctis work surfaces and splashbacks. Appliances include a Miele induction hob with cooker hood above, a waist height Miele oven and grill, a Miele integrated microwave, an integrated dishwasher, fridge, freezer and a washer dryer. Views through the windows with deep sills out to the gardens. There is room here to comfortably accommodate a table for dining.

Utility room
A fantastic additional room housing the boiler and controls, perfect for storage, with a large window allowing natural light through and views of the gardens.

Bedroom 1
A bright double bedroom offering views of the gardens and access to the Jack and Jill bathroom.





Jack and Jill bathroom

A luxurious four piece bathroom suite consisting of a free-standing Roca Oval bath with floor standing Vado tap and shower, a walk-in Kudos shower complete with Vado mains-fed shower and rainfall head, Roca W.C and hand basin above a wall mounted Roca vanity unit. The room is fully tiled in a neutral and calming oversized Roccia porcelain tiles with contrasting darker border and accents.

Bedroom 2

A bright double bedroom enjoying ground floor views with a zoned dressing area space.

En-suite shower room

A luxurious shower room suite consisting of a walk-in Kudos shower complete with Vado mains-fed shower and rainfall head, Roca W.C and hand basin above a wall mounted Roca vanity unit. The room is fully tiled in a neutral and calming oversized Roccia porcelain tiles with contrasting darker border and accents.

Bedroom 3

A double bedroom enjoying open garden views.

Cloakroom

An indispensable cloakroom with a W.C and hand basin located just off the main hallway. There is a further room close by for additional storage if required to ensure the property remains clutter free.

Separate entrance hallway

A separate entrance into the home via the gardens. This is a great space to remove boots and shoes and is full of natural light. There is a walk in room located to the left as you walk in, perfect for storage.

Externally

The driveway sweeps down through stone walling and opens up to a driveway able to securely accommodate several vehicles with two designated spaces for this apartment available to the southern elevation and further visitor spaces available. Mature trees, climbers and thoughtful planting surround the area creating a private space. A block paved, lavender lined path leads invitingly up to the sheltered main entrance.



Useful Information

Tenure - Leasehold 999 years, further details to follow.

Council tax band - D (Lancaster City Council).

Heating - Gas for hot water and under floor heating.

Drainage - Septic tank for development.

Electric - Mains.

B4RN hyperfast internet installed.

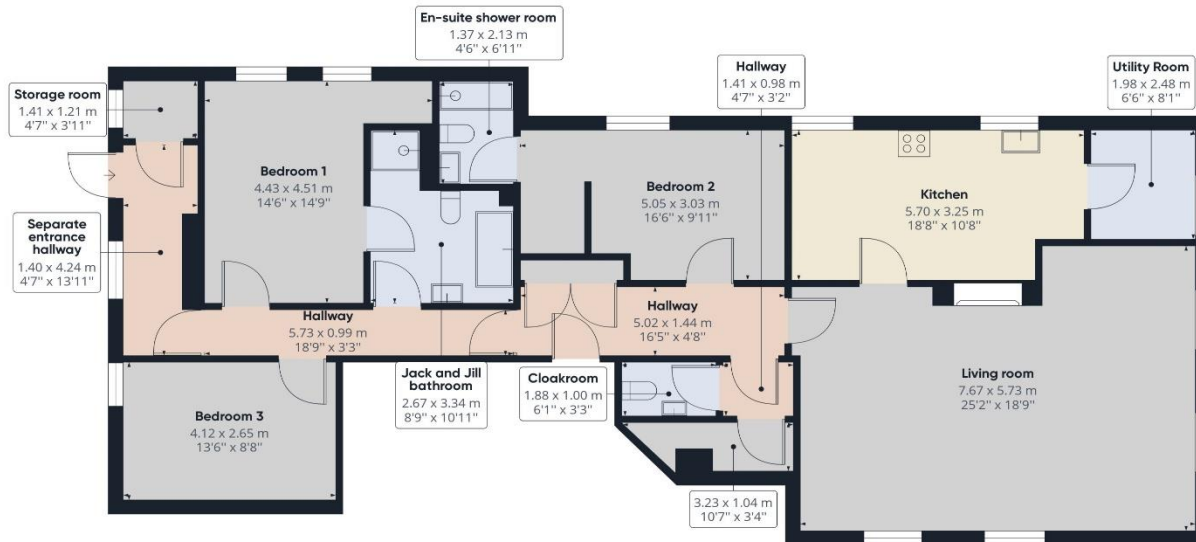
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Approximate total area⁽¹⁾
 141.93 m²
 1527.77 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	81	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

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