



WATERHOUSE
ESTATE AGENTS
Local, Professional Property Services

Apartment 3, Holmere Hall – Yealand Conyers





Features

- A light and bright spacious first floor apartment
- A superb kitchen offering an abundance of storage space and top of the range appliances
- Four bedrooms
- Two high end bathrooms
- Finish to a high standard throughout
- Underfloor heating throughout
- 2 allocated parking spaces with additional visitors parking available
- An 8 person lift offering 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, first 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 and an additional fourth bedroom/ office, the master boasting access to a four piece bathroom and bedroom 2 benefitting from an en-suite shower room. There is an 8 person lift available offering access to all floors. 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.



Entrance porch
A welcoming entrance into the home offering space to remove coats and shoes before entering the main living areas.

Entrance hallway
A light and spacious inner hallway with access to the main living areas.

Living room
WOW! A large, bright and airy room boasting a wonderful feature gas effect fireplace. Built-in alcove shelving creates effortless space for effortless storage and to display treasured items and photos without cluttering the room. Plush carpet, sleek lines and natural light filtering in through the impressive four windows with elevated views out to the gardens combine to create a delightful space to spend time 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. A bespoke glass door opens up into the living room with the Amtico Noble Oak flooring flowing effortlessly between the two rooms. Views through the windows with deep sills out to the gardens and surrounding countryside. There is room here to comfortably accommodate a table for dining.

Utility room
A generous utility room housing the boiler and controls with room for additional storage to enable the kitchen to remain clutter free. A window allows natural light in and affords views out to the gardens





Hallway

A separate hallway leading to bedrooms 1 and 3 and the Jack and Jill bathroom with a deep cupboard at the end for storage.

Bedroom 1

An impressive and luxurious double bedroom with 4 windows offering elevated dual aspect views out to the gardens and surrounding countryside. Full of natural light and with 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 double bedroom full of natural light with views out to surrounding countryside and access to the en-suite shower room.

En-suite

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 bright double bedroom benefitting from elevated views over the gardens.

Bedroom 4/ office

An additional fourth bedroom, if required, however this room would also make a fantastic home office or craft room and benefits from views overlooking the gardens.

Cloakroom

Consisting of a W.C and a hand basin within a vanity unit, perfect for storage. A deep recessed shelf adds additional space perfect for displaying and storing toiletries. The room is fully tiled in a neutral and calming oversized Roccia porcelain tiles with contrasting darker border and accents.

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.

An 8 person lift is available offering access to all floors.

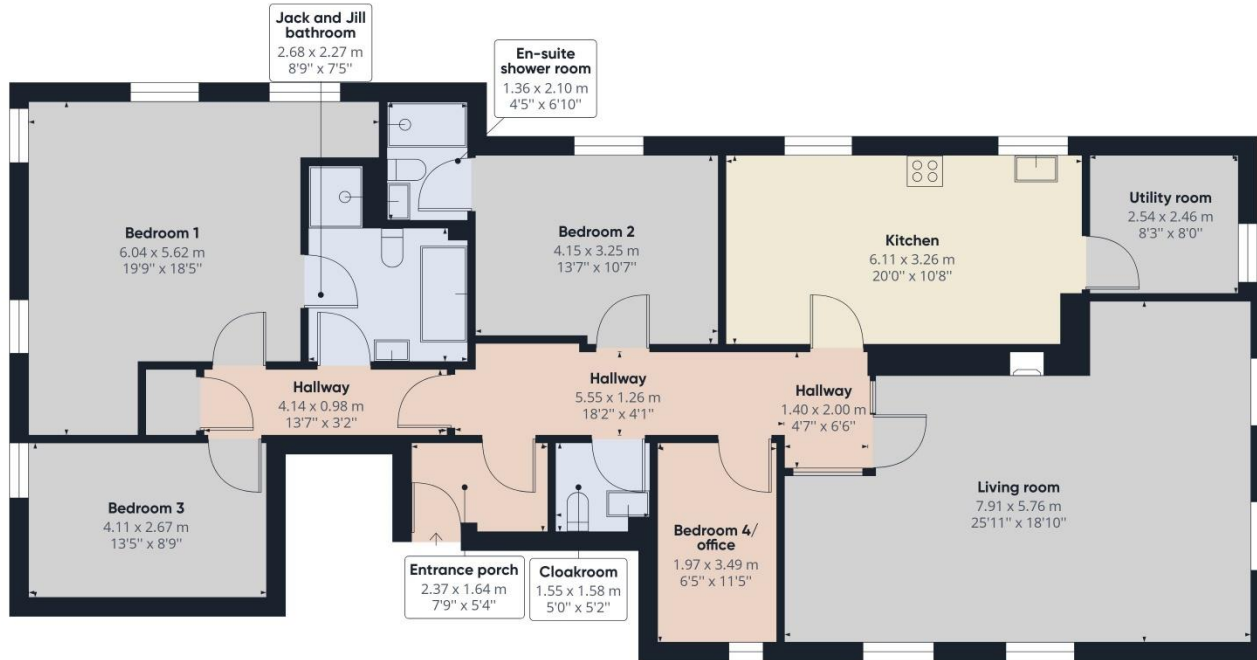
What3Words location - [///bicker.interlude.binders](https://www.what3words.com/?w3w=///bicker.interlude.binders).



WATERHOUSE
ESTATE AGENTS
Local, Professional Property Services



Apartment 3, Holmere Hall – Yealand Conyers



Approximate total area⁽¹⁾
151.49 m²
1630.66 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	85	85
(69-80) C		
(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	

Waterhouse Estate Agents
10 Park Road, Milnthorpe
LA7 7AD
Tel: 01524 760048

info@waterhouseestates.co.uk
www.waterhouseestates.co.uk



**WATERHOUSE
ESTATE AGENTS**
Local, Professional Property Services

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Waterhouse Estate Agents for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.