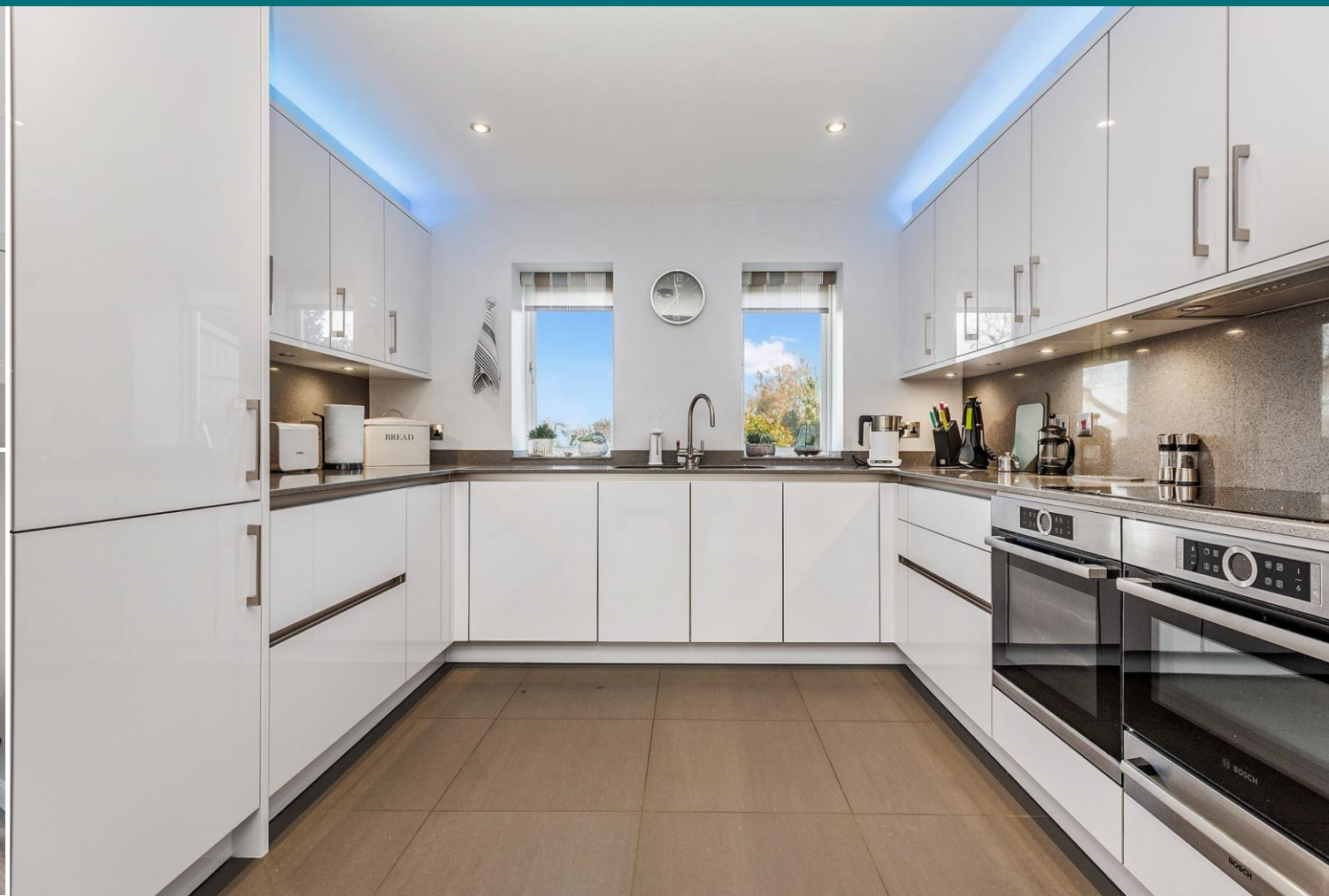




WATERHOUSE
ESTATE AGENTS
Local, Professional Property Services

Stable Nook – Yealand Conyers





Features

- Four bedrooms
- Incredible gardens with open countryside views
- Parking for three vehicles and a garage
- Immaculately presented throughout
- Full of natural light and ready to move straight into
- Located in a peaceful residential courtyard

A wonderful and spacious four bedroom home boasting incredible gardens and open countryside views - this is most definitely a home that will appeal to many. Surrounded by large, well maintained gardens and open field vistas, it offers a serene retreat to come home to while still being close enough to local amenities and transport links. The ground floor accommodation presents versatile accommodation with an inviting entrance hallway with a handy boot room to the side, a large living room, a separate dining room, the

well equipped kitchen and a ground floor cloakroom. The first floor boasts four bedrooms, the master benefitting from an en-suite shower room and the family bathroom, all with differing and elevated views. There is allocated parking within the communal courtyard for two vehicles and a space in front of the garage. The spacious garage has an electric up and over door and benefits from an additional mezzanine floor for superb storage. Yealand Conyers forms part of the Arnside and Silverdale Area of

Outstanding Natural Beauty. The area is rich in wildlife, woodlands and cultural heritage and 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 located close by and sits within the catchment area for both Dallam and QES secondary schools.



GROUND FLOOR

Boot room
Accessed just off the hallway, this is a fantastic additional room boasting a wall of fitted storage with sliding doors ideal for keeping coats and shoes tidily out of the main living areas.

Living room
A generous light and bright room overlooking the rear gardens and offering effortless access outside through the sliding doors. The main living area features a wonderful sandstone fireplace framing an electric fire adding a relaxing and cosy feel to the spacious room. There is ample space for all the family to gather and spend time. The room can be opened up and used as one large room or kept as is and zoned with two distinctive areas.

Kitchen
A superb kitchen with an abundance of white gloss base and wall units with quartz worksurfaces, matching splashbacks, a tiled floor with underfloor heating present and a tall feature radiator. Integrated appliances include a Franke filtered water tap, two Bosch ovens - one with a warming drawer below, an induction hob with extractor hood above, a Siemens dishwasher, tall fridge and freezer. A tall cupboard allows space for a stacked washing machine and dryer. Two windows allow natural light to flood through and afford lovely views out over the rear gardens.

Dining room
Connecting the hallway, kitchen and living room, this is the perfect space for dining and is able to accommodate a table to easily seat eight and offering views out to the front of the property through the sliding doors.

Cloakroom



An invaluable ground floor cloakroom consisting of a concealed cistern W.C and a hand basin. A tiled floor with half tiled walls and a shelf space behind the W.C to keep towels and toiletries.

FIRST FLOOR

Bedroom 1

A generous double bedroom with elevated rear garden views and offering fitted wardrobes, a large fitted drawer unit and matching bedside cabinets.

En-suite shower room

A sleek and modern en-suite with a large mains fed shower cubicle - with an external push button to control the shower - and a hand basin with a grey tiled floor with underfloor heating and tiled walls. A wide, low level window fills the room with natural light.

Bedroom 2

A double bedroom with views out to the beautiful gardens to the rear and benefitting from a full wall of bespoke fitted wardrobes and storage.

Bedroom 3

A double bedroom offering front facing views and full of natural light.

Bedroom 4

A bright fourth bedroom with a wide, low level window flooding the room with natural light.



Bathroom

A white, three piece suite consisting of a jacuzzi bath with a built in shower head hose and a mains-fed shower above, a W.C and a hand basin. The walls and floor are fully tiled with neutral tiling, and underfloor heating present, and there is a tall heated towel rail.

Garage

Ground floor - Accessed via an electric up and over door. Fitted with lighting and power sockets.

Mezzanine floor - Accessed by a pull down ladder - a superb space for additional storage or craft space with lighting and power. (3.6m x 5.84m).

Externally

Steps with decorative iron railings leads invitingly down from the parking area to a well maintained, secure courtyard area with a gravelled bed to one side and lawn to the other to frame mature specimen trees adding interest and colour. Indian sandstone flags lead up to the front of the property and front door with a path leading around to the rear garden passing the impressive large side garden, laid to lawn with mature trees and surrounded by mature hedging with open views over neighbouring fields. Two sheds provide a space to tidily store garden furniture and equipment and there are several external electrical sockets present. The rear garden is a more formal, symmetrical space with a gravelled path leading all the way down to a circular paved centrepiece framing a stone water fountain. Mature hedging and well tended beds encompass the space and there are wonderful open views out over the countryside. A sizeable patio stands outside the home presenting the ideal space for sitting to dine al fresco, BBQing with friends or for entertaining. At the front of the property is the spacious garage with electric up and over door and a separate mezzanine floor for additional storage. There are two allocated parking spaces and an additional space in front of the garage.



Useful Information

Property built - 2006.

Tenure - Freehold.

Council tax band - E (Lancaster City Council).

Heating - Gas central heating (Combi boiler fitted in 2023 with a 14 year warranty).

Internet - B4RN hyperfast internet connected.

Water - Metered.

Drainage - Sewage treatment plant (Located in the parking area and is shared with 4 other properties. Cost covered by annual payment as detailed below). Last serviced and emptied in May 2023.

Cavity wall insulation installed in 2006.

Kitchen installed in 2018.

The management company owns the shared areas with each of the 5 owners within the courtyard being a shareholder. There is an annual cost of £400 for the maintenance and upkeep of these areas and for the servicing and emptying of the sewage plant.



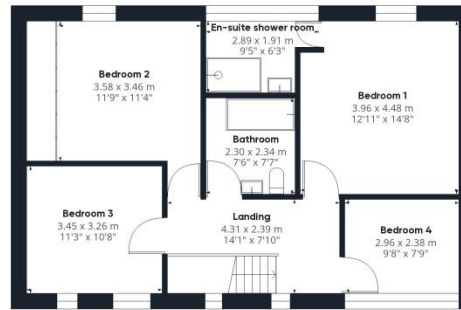
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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Floor 1 Building 2

Approximate total area¹⁰

185.9 m²
2001.01 ft²

Reduced headroom

5.6 m²
60.26 ft²

Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

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
<i>Very energy efficient - lower running costs</i>		
(92+)		98
A		
(81-91)		
B		
(69-80)	78	
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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