



Holmere Bank

Yealand Conyers



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Freehold £1,400,000

Welcome to the splendid 'Holmere Bank'. Located in an idyllic rural setting boasting spacious gardens and wonderful elevated views while still being close to local amenities and transport links. Built in 1815 this Grade II listed property has been lovingly restored and refurbished by the current owners to create a home that is well equipped for modern living yet still retaining graceful period features throughout. Currently a successful holiday let, the property would also make a wonderful family home offering an attached annex that can also be used separately for visiting guests to stay or for co-habiting with dependant family or even as an additional income. The accommodation is located over four floors with the main living areas being located on the ground and first floor with the lower ground floor with three store rooms. The main house currently offers six bedrooms, two with en-suites and four versatile reception spaces with the annex offering two bedrooms, one on the ground floor with a large multi-functional living area, kitchen, shower room and W.C. Surrounded by private and well maintained gardens with a generous lawned area perfect for children and pets to play and there is ample space on the two driveways to park several vehicles, sit and relax, for children and pets to roam and to appreciate the rural surroundings.

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.





GROUND FLOOR

Living room

A cosy yet spacious separate living room with an original wooden floor and electric feature fireplace offering wonderful open views out over the driveway to the garden and views beyond through the large sash picture window.

Kitchen

Flooded with natural light, this bespoke English Hardwood kitchen is neutral and fresh with wooden accents and a superb central island incorporating a breakfast bar to seat 4 comfortably. Offering an abundance of grey base and wall unit storage with dark stone work surfaces and appliances to include a Rangemaster oven, American style fridge freezer, dishwasher and Belfast sink with views straight out to the rear garden with a door also leading out to the gardens.

Dining room

The impressive bay window immediately draws your attention out to the front garden and beyond with natural light illuminating the room. The original wooden floor flows throughout this generous room and into the adjoining snug and the room is able to easily accommodate a formal dining table to seat 16. The feature open fireplace presents a welcoming and cosy touch to the space.

Snug

Open to the dining room yet thoughtfully zoned, this relaxing room boasts a continuation of the wooden floor from the dining room and offers front facing views through the large sash window.

Garden room

A wonderful addition to the main living accommodation, this bright room enjoys panoramic views out to the gardens and really brings the outdoors in. French doors lead effortlessly outside with internal access to and from the dining room.

Utility room

A modest version of the main kitchen that can be used as a utility room or as a separate kitchen space if required for use with the annex. English Hardwood base and wall units with wooden work surfaces and a waist height oven, an induction hob with extractor hood above, fridge freezer, washing machine and space for a dryer. The Belfast sink looks over the rear garden and the flooring is a continuation of the stone flagging also found in the kitchen and hallway.

Bedroom 6

A ground floor double bedroom filled with natural light and boasting views out over the gardens with a floor to ceiling built-in wardrobe to utilise.

Shower room

Located off the main hallway, this spacious and quirky ground floor shower room boasts a shower cubicle with mains fed shower, a W.C and Victorian style hand basin. The frosted window allows an abundance of natural light through and there is a feature radiator/ heated towel rail.

FIRST FLOOR

Bedroom 1

A stunning, spacious master bedroom offering a full wall of built in oak wardrobes and storage to also incorporate space for a TV and enjoying elevated front facing views through the picture sash window over the gardens to fells beyond. The bedroom is open to a versatile space showcasing a spiral staircase leading up to the dressing room.

En-suite bathroom

A luxurious four piece en-suite bathroom that is illuminated by natural light. A stand alone bath sets the scene with a large, separate walk-in, mains fed shower, a double basin set up with an abundance of vanity storage below and 2 tall heated towel rails. What more could you possibly want in a bathroom?!

Bedroom 2

A bright double bedroom enjoying elevated rear facing views via the large sash window and quaint window seat.

Bedroom 3

A good sized double bedroom offering elevated front facing views through the large sash window with window seat to while away the hours. There is a beautiful original cast iron feature fireplace with a wooden mantle to admire.

Bedroom 4

A double bedroom enjoying elevated front facing views and boasting an original cast iron fireplace.

Bedroom 5

A double bedroom benefitting from a built in wardrobe space and rear facing views are to be found through the large sash window.

Bathroom

A wonderful Victorian style bathroom boasting a traditional style roll top bath with decorative feet and a mains fed shower above, a W.C and hand basin. There is a radiator/ towel rail and a large frosted window with window seat to ensure the room is filled with natural light.

SECOND FLOOR

Play room

Located on the second floor this is a superb space, brimming with natural light with feature wooden beams and an original exposed wooden flooring. This is a multi functional area currently used as a play room/ games room however it would make fabulous additional guest accommodation if required or a great office space. Boasting a wealth of eaves storage as well as a walk-in storage area. There is access through to the dressing area for bedroom 1.

Bedroom 1 dressing room

Accessed via the feature spiral staircase in bedroom 1 and also via the play room, this is a unique area, perfect for use as a dressing area to ensure the main bedroom remains clutter free. Full of natural light and benefitting from a wall of fitted open storage space and shelves with original wooden ceiling beam detail.

Please contact Waterhouse Estate Agents for more details on the cellars and annex areas.

Externally

An impressive gravelled driveway leads up to the front of the home offering space to park several vehicles and there is a second driveway to the rear for even more parking space if required. Mature hedging and trees line the way with formal lawns and planting. Stone steps in front of the property lead down to a spacious lawned area that borders a paddock. To the rear and accessed from the kitchen and cinema room is a low maintenance cobbled area providing a private and tranquil space to dine al fresco and to soak up the evening sun with wonderful cherry and plum trees surrounding. An orchard and 'kitchen garden' can be found for all home produce growing enthusiasts.

Useful Information

House built - circa 1815.

Tenure - Freehold.

Council tax band - Main house is G. Annex is A.

Local authority - Lancaster City Council.

Drainage - Septic tank for the sole use of this property. Last emptied 2024.

Heating - Gas boiler installed in 2022.

Internet - B4RN hyperfast speed.

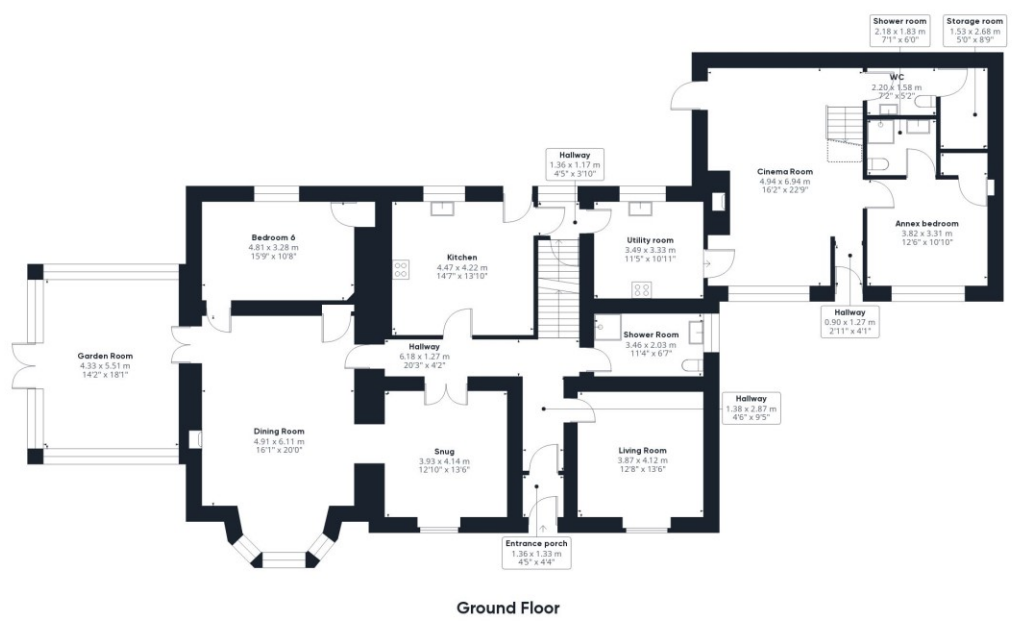
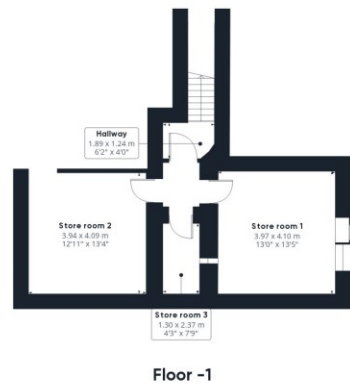
Roof was replaced in 2016.

What3Words location - ///reclusive.waffle.lakeside.









Approximate total area⁽¹⁾
 569.04 m²
 6125.07 ft²

Reduced headroom
 47.35 m²
 509.72 ft²

(1) 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.

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