



WATERHOUSE
ESTATE AGENTS
Local, Professional Property Services

2 Temple Court – Yealand Redmayne





Features

- Three bedrooms
- Light and bright accommodation throughout
- Integral garage and parking for 3 vehicles
- Low maintenance gardens to enjoy
- Packed full of character and charm
- Located in a peaceful rural location

A beautifully presented three bedroom barn conversion, packed with character and charm and located in a quiet and peaceful rural location. Offering spacious and versatile living accommodation throughout with low maintenance gardens to enjoy. The ground floor boasts a bright and welcoming hallway, a generous kitchen with breakfast bar, a wonderful and spacious yet cosy living room, an additional garden room, a ground floor WC and a garage. To the first floor are the three characterful bedrooms, the master with fitted

furniture and a dressing table area and ensuite shower room and there is the family bathroom. Externally to the front there is space to park 3 / 4 vehicles and the rear garden offers a private space to sit out to relax and enjoy the low maintenance space. The beautiful village of Yealand Redmayne is situated in North Lancashire with fantastic transport links on the A6 which runs from Lancaster to Kendal with access to junction 35 of the M6 within 5 minutes. Yealand Redmayne forms part of the Arnside and

Silverdale Area of Outstanding Natural Beauty. The area is rich in wildlife, woodlands and cultural heritage. It is close to 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 15 minute walk and sits within the catchment area for both Dallam and QES secondary schools.



GROUND FLOOR

Hallway

A welcoming entrance in to the home, filled with natural light with a useful under stairs cupboard for storage. Oak flooring flows throughout and combined with the wooden bannisters creates a homely, farmhouse feel.

Living room

Bursting with natural light, this is a wonderfully relaxing space benefitting from private views out into the rear garden with french doors leading directly outside. The inset log burner provides a cosy touch within the limestone mantle with a black granite hearth. A feature alcove offers shelving and a place to display books and ornaments with original wooden lintels above the windows and doors.

Kitchen

Boasting a wide range of exquisite English Hardwood farmhouse style base and wall units, to include corner carousels and a generous amount of dark granite work surface space to utilise. The work surface merges into a breakfast bar peninsular to zone the room and offers space to seat 4. Integrated appliances include a Neff 4 ring induction hob with extractor hood above, a Neff oven and combination microwave oven, a dishwasher, fridge, freezer and there is undercounter space to accommodate a washing machine and tumble dryer. Two windows with wooden lintels and deep sills frame views out to the front of the home and allow natural light to flood in.

Garden room

Boasting an abundance of natural light throughout, this is a versatile and generous space with a beautiful vaulted ceiling, currently used as a dining room and music room, with a wall mounted electric fireplace, wooden beams (originally from Lancaster Docks),



and a French oak floor adding character and charm. Bi-fold doors along with another separate door lead invitingly outside to the rear garden.

WC

A must-have ground floor WC consisting of a concealed cistern WC, a hand basin within a vanity unit for storage and a heated towel rail.

Garage

A generous garage with a front up and over door and an internal door to the rear leading to the garden room. Light, power and water is present and also the boiler is housed here.

FIRST FLOOR

Bedroom 1

A luxurious and bright master bedroom with rear facing views. Oak fitted furniture includes a wall of floor to ceiling wardrobes, a dresser, bedside drawers and a bespoke dressing table area with large mirrors and drawers.

En-suite

A sleek and modern en-suite with a mains fed corner shower, a concealed cistern WC with a mirrored storage cupboard above and a hand basin within a vanity unit for additional storage. The walls and floor are fully tiled with an oversized grey tile and there is a heated, dual fuel, towel rail present.

Bedroom 2

A double bedroom benefitting from a wall of fitted wardrobes and storage and views out to the front of the property.

Bedroom 3

A third bedroom, currently used as an office and boasting elevated views through the deep silled window to the side of the property.

Bathroom

A modern and bright bathroom with fully tiled walls and floor and consisting of a bath with a mains fed shower above, a concealed cistern WC and a wall mounted hand basin with storage below and a tall, dual fuel, heated towel rail.

Landing

Leading to all first floor rooms and with ladder access to the attic. There is a useful, heated cupboard here with fitted shelving perfect for keeping towels and toiletries.

Externally

At the front of the property is the driveway able to accommodate 3 / 4 vehicles and offering access to the integral garage. A gravelled area stands in front of the home with space for pots and containers. The rear garden is wonderfully low maintenance with gravelled walkways and mature rockeries all bordered by traditional stone walling. A patio area can be found directly outside the living room with space to sit out with family and friends. There are several other places to sit out and enjoy the sun at various times of the day and to appreciate the peace and quiet of the area.

Useful Information

Barn conversion completed in 2002.

Tenure - Freehold.

Council tax band - D (Lancashire City Council).

Heating - Oil central heating (boiler installed in 2019).

Water - Metered.

Drainage - Shared sewage plant (shared between 7 properties) which is compliant with new regulations (Residents Association £40 per month which pays for plant electricity, service costs and all shared surface and foul water maintenance).

Benefitting from a hard wired sound system throughout the ground floor.

Solar panels - generate an income of around £2200 per annum (tax free) and free electricity from the panels.

Internet - BT currently however B4RN hyperfast is connected to property.

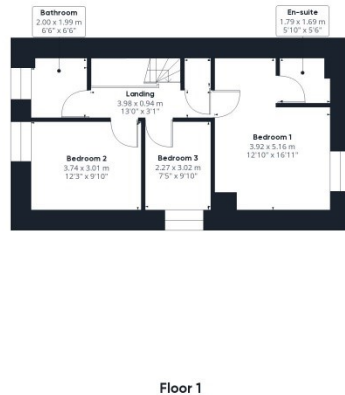
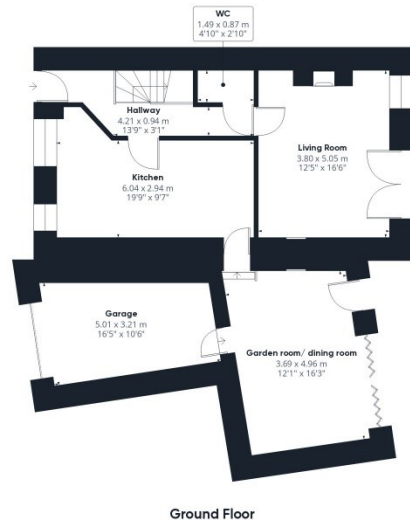
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Approximate total area⁽¹⁾

131.98 m²
1420.57 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.

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