



# Blencathra

Yealand Conyers



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## Blencathra

### Yealand Conyers

Freehold £950,000

Welcome to 'Blencathra,' an elegant four bedroom Victorian home nestled in the idyllic rural village of Yealand Conyers. This exceptional detached property boasts versatile living accommodation on the ground floor, to include the charming garden room, versatile reception rooms and the family kitchen, with the four bright bedrooms and the traditional four piece family bathroom found on the first floor. A wide range of beautiful original features and spacious rooms come together to create a home that seamlessly blends modern amenities with graceful period features and offers space for all the family to live. Surrounded by private and meticulously maintained walled gardens with a special topiary garden to one end adding a manor house garden feel. The main garden offers a generous lawn perfect for children and pets to roam freely and securely while appreciating the tranquil rural surroundings and is packed full of mature plants and shrubs. The main gated gravelled driveway offers ample space for parking for several vehicles. A large open field framed by mature hedges lies adjacent and is a fabulous extension of the main garden. There is another gravelled driveway here perfect for the use of the outbuilding should this be used as an annex or for additional parking for larger gatherings. Enhancing the property's appeal and versatility is the impressive outbuilding which presents a fantastic opportunity for development for a separate work from home space/a generous annex for visiting family or friends or as an additional income source (subject to planning permission). Yealand Conyers forms part of the Arncliffe 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

### Entrance hallway

A designated, bright and airy space with a low maintenance tiled floor, perfect for removing boots and shoes before entering the main home. Beautiful corning and original corbels offer a glimpse of the original features to come!

### Kitchen

The kitchen boasts an impressive stone surround framing a gas Rayburn combined cooker with a subway tiled splashback and opposite this, a bespoke central island with a luxurious marble countertop that incorporates a sink, wooden storage units and an integrated dishwasher. To one side of the Rayburn is a useful original alcove bursting with cupboards and storage space. The large sash window allows a wealth of natural light to flow in to illuminate the room and a breakfast bar to seat two can be found directly underneath.

### Living room

Packed full of wonderful original features throughout including a large sash window, beautiful original decorative plasterwork to the walls, a ceiling rose, elegant corning and an ornate open fireplace. This is a cosy yet spacious room, perfect for relaxing at the end of the day with family. Upon entering the room, your gaze is instantly drawn out to the views through the window overlooking the fields beyond and allowing natural light to flow through.

### Dining room

Currently used as an office, this is a versatile room that would also make a fantastic dining room and is located next to the kitchen. The large double sash windows frame the views looking out to the garden and fields while allowing natural light to flood in to illuminate the space. There are wonderful period features present to include a fireplace with a marbled surround, a ceiling rose and beautiful corning.

### Garden room

A wonderful addition to the home, characterised by the high vaulted ceiling adorned with wooden beams, stone-faced walls, and natural stone flags. An abundance of natural light floods in through the patio doors and windows, all reminiscent of Macintosh and offering panoramic, picturesque views out to the garden.

### Utility room/WC

A charming room set up as a utility room and WC equipped with space for a washing machine, a tiled work surface and a coat hanging area. There is a hand basin and WC present with natural light entering in through the sash window.

## FIRST FLOOR

### Bedroom 1

A light and bright double bedroom enjoying elevated views through the original sash window over to the surrounding fields. The room features a built-in, mains fed shower cubicle along with a separate room with a corner hand basin and corner WC. Impressive original features include ornate plasterwork borders, corning and a ceiling rose.

### Bedroom 2

Full of natural light, this double bedroom boasts double sash windows with a deep sill overlooking the garden and fields beyond. The room is complemented by a decorative fireplace with a marbled surround and also original corning and picture rails can be found.

### Bedroom 3

A generously sized double bedroom offering elevated views of the surrounding fields through the original double sash windows. The room is enhanced by the fireplace with marbled surround adding character and charm.

### Bedroom 4

A side facing bedroom, bursting with natural light emanating through the original sash window with beautiful decorative plasterwork and coving.

### Bathroom

A dedicated bathroom ideally situated to serve all bedrooms on the first floor with a luxurious roll-top, cast iron bath, a traditional ceramic basin sink, a high-level WC, and a mains fed, shower cubicle surrounded by marbled tiles. The room is complemented by the feature towel radiator and is illuminated with natural light.

### Landing

Allowing access to all the first floor rooms and showcasing the traditional wooden half landing staircase. Natural light fills the space through the window over the stairs, while the high ceiling enhances the room's sense of spaciousness.

## LOWER GROUND FLOOR

### Cellar

Descending down the stone steps from the entrance hall, you will find this additional cellar with original stone slab benches lining two walls also with fitted shelving, lighting and power present. This is a great space for additional storage or for use as a pantry or workshop.

### Outbuilding

This beautiful Victorian stone-built outbuilding is immaculately presented and already has an electrical supply, along with water and gas connections ready to be linked from the driveway. Offering spectacular views and retaining its period charm, this versatile space presents a fantastic opportunity for those in need of a workshop, a secluded workspace away from the main house, or even the potential to be developed into a separate annex.

### Garage

Accessible via double barn doors externally or from Room 1 and Room 2 with light and power present.

### Externally

Walking through the imposing wooden double gates, you are greeted by this stunning, stone built property. Following the path around to the right, the fabulous formal lawn opens up and benefits from all-day sunshine with breath-taking views over the distant fields and to the fells beyond. In the corner of the garden, there is a handy garden store, followed by a generous, separate outbuilding situated over two floors that offers a multitude of uses. A driveway surrounds the outbuilding and is easily able to accommodate eight vehicles. Behind the outbuilding lies a field framed by mature hedges which can be accessed separately via the lane beside the property.

### Useful Information

House built - circa 1890.

Tenure - Freehold.

Council tax band - F

Local authority - Lancaster City Council.

Drainage - Septic tank for the sole use of this property. Last emptied 2022.

Heating - Gas Rayburn combined cooker and boiler. Installed approx. 2002

Water & gas ready to connect to The Outbuilding.

What3Words location - ///indulgent.marathon.clenching







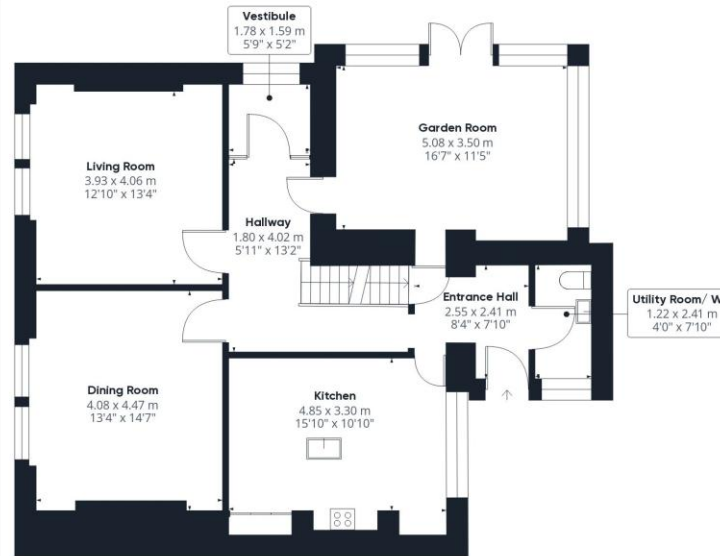








Floor -1 Building 1



Ground Floor Building 1



Floor 1 Building 1



Approximate total area<sup>(1)</sup>

178.17 m<sup>2</sup>

1917.84 ft<sup>2</sup>

(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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