



WATERHOUSE
ESTATE AGENTS
Local, Professional Property Services

Dykes Barn Lodge – Yealand Conyers





Features

- High quality fixtures and fittings throughout
- Four bedroom barn conversion
- Parking for up to four vehicles
- Picturesque views of countryside fields beyond
- Sun lounge with underfloor heating

Welcome to Dykes Barn Lodge, a carefully crafted high-end barn conversion offering breath-taking countryside views while conveniently close to amenities. The ground floor presents a modern sleek kitchen, a utility room, and ample storage options. Adjacent to the kitchen, a dining room provides a perfect space for family meals. A high-end W/C adds convenience, while the cosy living room boasts beams and a stone fireplace, creating a warm ambience. The sun lounge overlooks the beautiful gardens and expansive views. Upstairs, four bedrooms await, including three generous doubles, each offering scenic views. A high-quality

bathroom and an airing cupboard ensure practicality and comfort. The master bedroom stands out with ample storage and a luxurious high-end ensuite bathroom, completing this idyllic countryside retreat. Externally the property boasts a beautiful garden at the rear, with picturesque views of the countryside and fields beyond. It is accessible via the sunroom, and includes a patio with steps leading down to a lawn area, bordered by flowers, and another small patio that can be used as additional parking. At the front of the property there is a barn for storage or workshop space adjacent to the house, along

with parking for 3 vehicles. 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

Entrance hallway

Upon entering, you are welcomed by a cosy entrance with a charming stable door. To the right, a doorway leads you to the kitchen. On the left, there is access to utility room and also a spacious cupboard offers ample storage for coats, keeping the area tidy and organized. The main hallway features classic quarry tile flooring and includes a convenient under-stair storage cupboard. It opens up to the sun lounge through a glass door, offering picturesque views of the fields beyond.

Kitchen

The kitchen blends modern sleekness with a country barn cottage charm. Cream units complement the rich truffle coloured worktops, creating a warm and inviting space. It features high- end appliances, including a Bosch dishwasher, a double Siemens oven and grill, a warming drawer, and a Bosch gas hob. There is also a large pantry/larder cupboard with double doors, featuring a range of shelves, drawers, and a built -in wine rack. There is space for a dining table to seat 4.

Utility room

This practical utility room, located just off the entrance, offers ample space for an upright fridge/freezer, washing machine, and dryer. It also houses the boiler and provides an abundance of storage, making it an ideal space for household chores and organisation.

Dining room

This inviting dining room, located next to the kitchen, comfortably seats six. It offers picturesque views of the gardens and surrounding countryside, creating a perfect setting for meals and gatherings.

WC



Nestled conveniently under the stairs, this charming downstairs toilet is a perfect blend of functionality and style. It features Villeroy and Boch sink and toilet fixtures. It has half-tiled walls and durable quarry tile flooring. A heated towel rail adds a touch of comfort to this practical space.

Living room

A charming and spacious living room, that combines rustic elegance with modern comforts. Situated at the rear of the property, this large living space offers breathtaking views of the surrounding fields and countryside and access out to the garden, creating a serene and picturesque backdrop for your everyday living. The room boasts original beams that add character and warmth, perfectly complementing the feature stone fireplace with inset log stove.

Sun lounge

The elegant sun lounge at the rear of the property offers stunning garden and countryside views. It features electric Velux windows, electric underfloor heating, and electric blinds, creating a comfortable and modern space to relax and enjoy the scenery all year round with access straight out to the garden.

FIRST FLOOR

Bedroom 1

The master bedroom, located at the rear of the of the property offers panoramic countryside views over the fields. This generous double room features high-quality built-in storage above the bed and an abundance of built-in wardrobes. It also includes a luxurious en suite, combining elegance and practicality for a serene retreat.

En-suite

The ensuite features a large walk-in shower with mains-fed water, a light up mirror above the wash basin, a large heated towel rail and a W/C. Adorned with lovely quality floor to ceiling tiles, this stylish bathroom offers direct access from the master bedroom.

Bedroom 2

Bedroom two, located at the rear of the property, is a good-sized double room with ample space for storage. Light and bright, it also offers lovely views of the surrounding countryside.

Bedroom 3

Bedroom three is situated at the front of the property and is a spacious double, offering views of the fields. Currently used as a study/office, it would also work well as a guest room and is conveniently located next to the bathroom.

Bedroom 4

A cosy, bright single bedroom overlooking the front of the property. It's an ideal space for a child or as a dedicated work-from-home area, providing a quiet and functional environment.

Bathroom

The generous-sized, high-quality bathroom features a large bath with an overhead mains-fed shower, complemented by a wash basin with a light-up mirror above it. The walls and floor are fully tiled. A heated towel rail adds comfort, while an airing cupboard conveniently located next door ensures ample storage for linens and towels.

Externally

Externally, there is a 'barn' adjacent to the house at the front, ideal for storage or as a hobby/workshop space. There is parking for three vehicles. At the rear, the garden is accessible via the sun lounge and also the living room through french doors. It features a flagged patio area overlooking the beautiful countryside views. Steps lead down to a well-maintained lawn, bordered by flowers, creating a serene outdoor space. Additionally, there is a small patio at the bottom of the garden, which can also serve as an additional parking space if needed.

Useful Information

House built - Approximately 1994

Tenure - Freehold.

Council tax band - E

Local authority - Lancaster City Council.

Drainage - Septic tank located in farmers field Infront of property, shared with 2 neighbours. £35 to be emptied for each property

Heating - Gas Worcester boiler

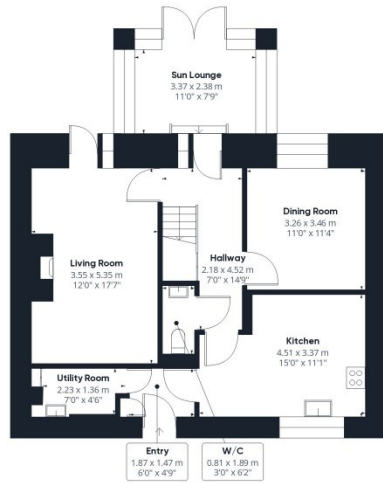
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Ground Floor Building 1



Floor 1 Building 1



Approximate total area⁽¹⁾

129.53 m²
1394.25 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

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