



The Lodge, 31 Yealand Road,
Yealand Conyers, Carnforth, LA5
9SQ

The Lodge, 31, Yealand Road, Yealand Conyers, Carnforth

The property at a glance 4 2 2

- Stunning, Four Bedroom Detached Family Home
- En Suite Shower Room to Master Bedroom
- Country Style Kitchen Diner & Two Reception Rooms
- Utility Room, Boot Room & Ground Floor WC
- Three Piece Family Bathroom Suite to First Floor
- Delightful Wrap Around Garden & Off Road Parking Space
- Beautiful Location within the Arnside & Silverdale AONB
- Fantastic Countryside Views
- Option to Rent Furnished or Unfurnished

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£1,800 PCM

Get to know the property



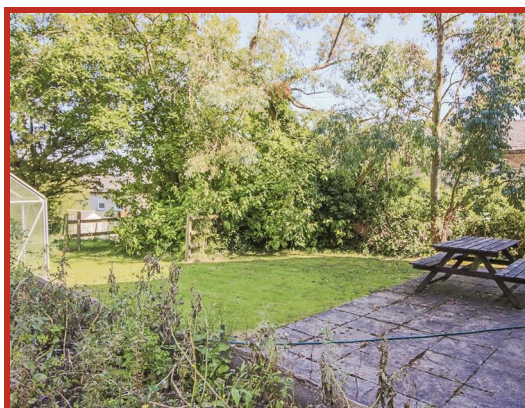
AVAILABLE FURNISHED OR UNFURNISHED - A beautiful and charming, four bedroom detached home set in the grounds of Yealand Manor Estate boasting a delightful garden and off road parking.

Entrance from the front elevation takes you through the porch and into the welcoming kitchen diner - a country cottage style shaker kitchen with gas cooker, dishwasher, microwave and fridge, with a decorative Rayburn and the additional benefit of a built in pantry cupboard. From the dining area there is access through to the hallway which benefits from an under stairs storage cupboard with the stairs leading up to the first floor, and access through to a second reception room/home office, a main lounge, a boot room, utility (with washing machine and freezer) and WC. The spacious main lounge features an open fire place and beautiful oak flooring and the second reception room features a gas fire set in a traditional Victorian style surround.

Rooms to the first floor include three double bedrooms, a single bedroom and a three piece family bathroom suite comprising bath with wall mounted shower and a vanity unit with concealed cistern WC and wash hand basin. The master bedroom benefits from an en suite shower room and fitted wardrobes and bedroom four also benefits from fitted wardrobes.

Externally, the property boasts a stunning, wrap around garden which is largely laid to lawn and a very private outdoor space which enjoys delightful views over the surrounding pastures and countryside. To the side elevation there is space for off road parking for around three vehicles.

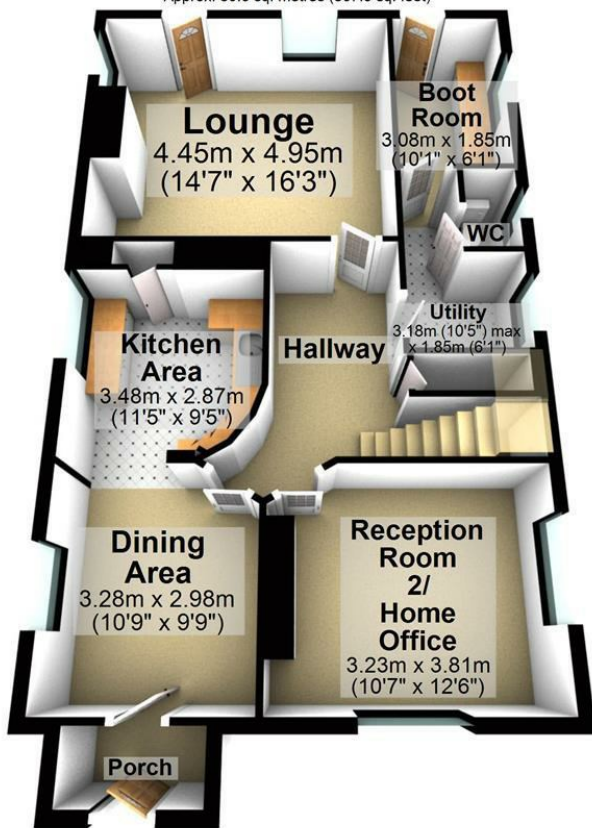
Set within an Area of Outstanding Natural Beauty (AONB) in Yealand Conyers village with a wider range of amenities available in nearby Carnforth.





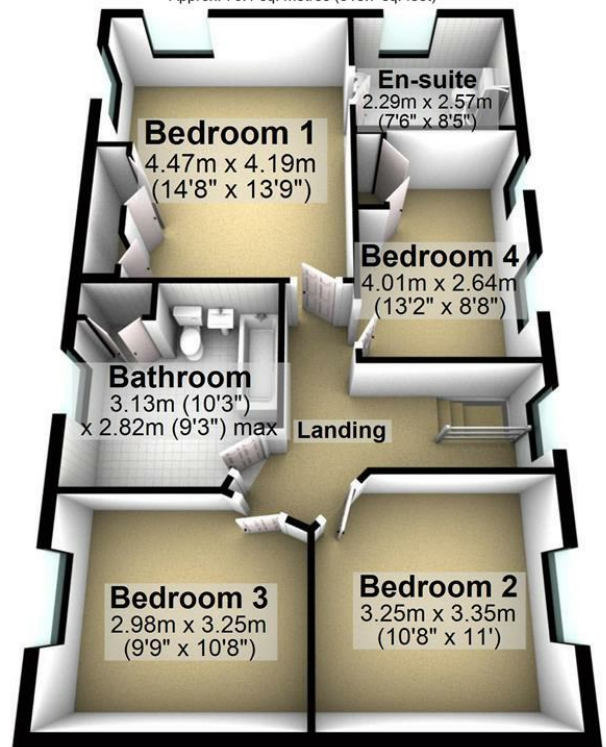
Ground Floor

Approx. 80.6 sq. metres (867.5 sq. feet)



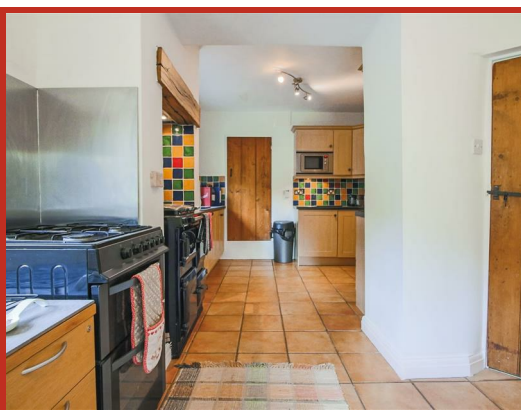
First Floor

Approx. 76.1 sq. metres (818.7 sq. feet)



Total area: approx. 156.7 sq. metres (1686.3 sq. feet)

Whilst every care has been taken to ensure the accuracy of this plan, it is intended for illustrative purposes only and should not be used for detailed planning of the space available.
Plan produced using PlanUp.



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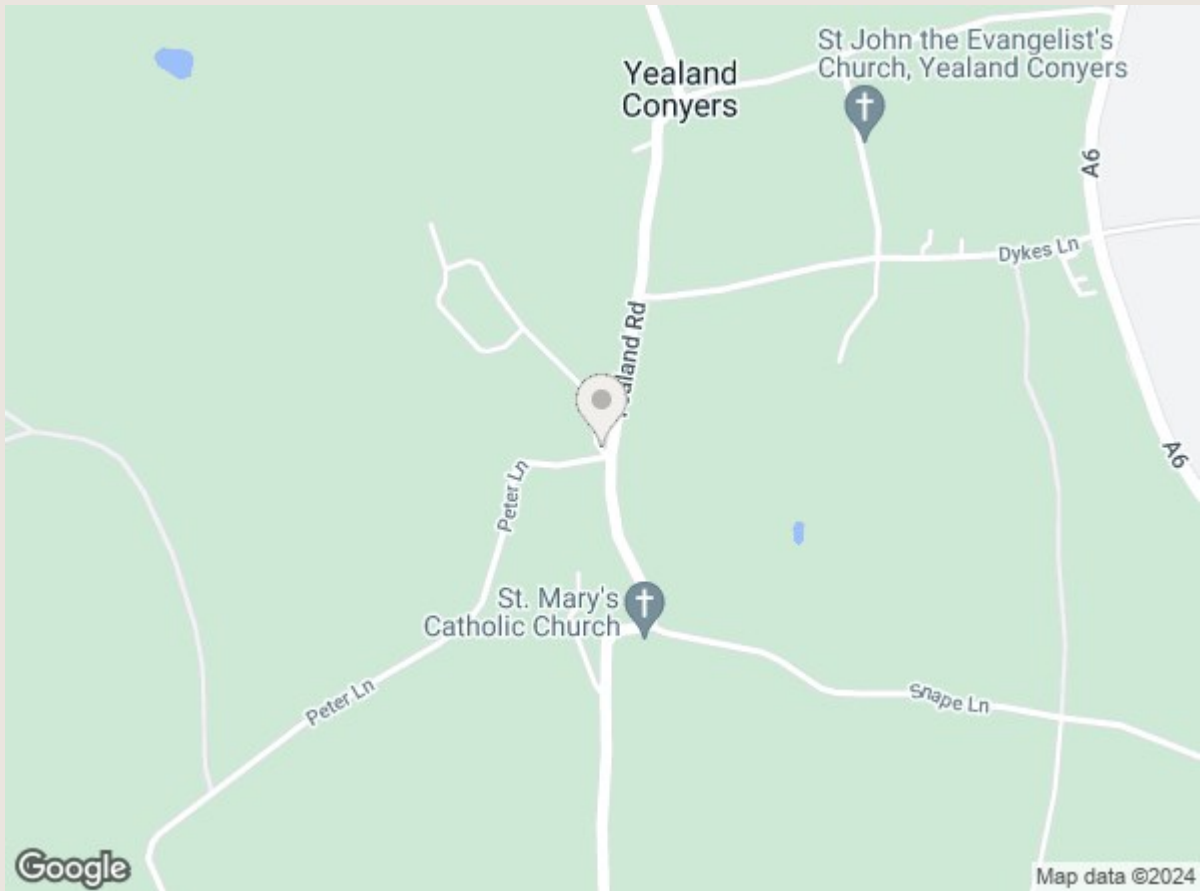
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		