



Yealand Conyers

£360,000

Rexford House, 2 Dykes Lane, Yealand Conyers, Lancashire, LA5 9SP

Located in the desirable village of Yealand Conyers, this detached home enjoys elevated views over open fields towards Farleton Knott. The property sits on a good-sized plot featuring low-maintenance gardens, ample off-road parking, and a detached garage.

The neighbouring village of Yealand Redmayne offers a well-regarded primary school, whilst there is also scenic countryside walks and a family-friendly pub are conveniently accessible directly from the property. This home combines practical living with a peaceful rural setting, making it an excellent choice for families.

Quick Overview

Beautiful Detached Family Home
Nestled in the Sought After Village of Yealand
Offered with No Chain Delay
Three Good Sized Bedrooms
Ample off Street Parking and Detached Garage
Picturesque Green Outlook
Recently Updated Throughout
Close to Local Amenities
Nearby Bus, Rail and M6 Links
Ultrafast Broadband Available*



3



2



1



F



Ultrafast
Broadband



Driveway &
Garage

Property Reference: C2486



Views



Living Room



Living Room



Conservatory

Set in a tranquil village location, this attractive home is accessed via a low maintenance paved driveway offering off-road parking for multiple vehicles which leads to a detached garage suitable for parking or additional storage.

Having been thoughtfully updated by the current owners, enter into the welcoming entrance hall with stairs leading to the first floor and doors connecting to the living room and kitchen dining room.

The living room spans the full depth of the property, filled with natural light from a front-facing window and sliding doors that lead into the conservatory. The conservatory provides a flexible living space with access to the rear garden.

The kitchen dining room also extends the property's full depth, featuring an open-plan design with a range of cream base and wall units, a complementary wood worktop, and a Belfast sink. There is ample space for a dining table and chairs, fridge freezer, dishwasher, and washing machine. Just off from the kitchen there is the added bonus of a handy downstairs toilet.

From the kitchen follow through to the rear porch/utility area which offers additional storage space, and provides access to the boiler room which is could easily be transformed to suit your lifestyle needs.

To the first floor there are three bedrooms and a shower room. Bedroom one is a well-proportioned double with built-in wardrobes and elevated views of Farleton Knott. The second double bedroom includes a charming tiled fireplace and space for all of your furniture needs, also enjoying views of Farleton Knott. The third bedroom, a comfortable single, is ideal for a home office or nursery.

The shower room features a three-piece suite, including an enclosed rainfall shower, toilet, and pedestal sink, with built-in shelving for towels and toiletries.

The rear garden is designed for low maintenance, with paved and artificial lawn areas, a decked seating area perfect for outdoor dining, and a timber shed. An additional outbuilding with lighting and power provides valuable storage space.

Energy Performance Certificate Energy Rating F. The full Energy Performance Certificate is available on our website and also at any of our offices.

Directions From the Hackney & Leigh Carnforth office turn right and proceed north on Market Street, turning left at the traffic lights on to Scotland Road (A6). Continue along the A6 for approximately 3 miles, crossing three roundabouts and turn left into Dykes Lane. Proceed along Dykes Lane and the property is situated on the left hand side and can be located by our For Sale sign.

What3Words [///thread.nerve.verbs](https://www.what3words.com/threads/nerve.verbs)



Kitchen Dining Room



Kitchen Dining Room



Downstairs W.C.



Bedroom One



Bedroom Two



Bedroom Three

Viewings Strictly by appointment with Hackney & Leigh Carnforth Office.

Accommodation with approximate dimensions

Living Room 11' 2" x 17' 5" (3.4m x 5.31m)

Kitchen Dining Room 17' 5" x 10' 9" (5.31m x 3.28m)

Conservatory 9' 7" x 9' 6" (2.92m x 2.9m)

Boiler Room 11' 5" x 6' 6" (3.48m x 1.98m)

Rear Porch/Utility 6' 5" x 5' 11" (1.96m x 1.8m)

Downstairs W.C.

Outbuilding 11' 1" x 7' 5" (3.38m x 2.26m)

Garden Room 12' 3" x 7' 7" (3.73m x 2.31m)

Garage 16' 4" x 7' 9" (4.98m x 2.36m)

Bedroom One 14' 2" x 9' 6" (4.32m x 2.9m)

Bedroom Two 12' 5" x 6' 7" (3.78m x 2.01m)

Bedroom Three 9' 5" x 7' 5" (2.87m x 2.26m)

Shower Room

Property Information

Tenure Freehold

Council Tax Band D

Services Mains electricity and water. Oil central heating. Septic tank drainage. Ultrafast broadband available.

Please note that due to updated regulations for septic tanks and private drainage facilities, interested parties may wish to seek independent advice on the installation. We can recommend several local firms who may be able to assist.

We have been made aware that the property has had structural upgrading works carried out that included the underpinning of the property in 2001, a copy of a survey report is available for inspection at the office.

Anti-Money Laundering Regulations Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Views



Shower Room



Garden



Rexford House

[Request a Viewing Online](#) or Call 01524 737727

Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team
Call **01524 737727** or request online.



Need help with **conveyancing**? Call us on: **01539 792032**

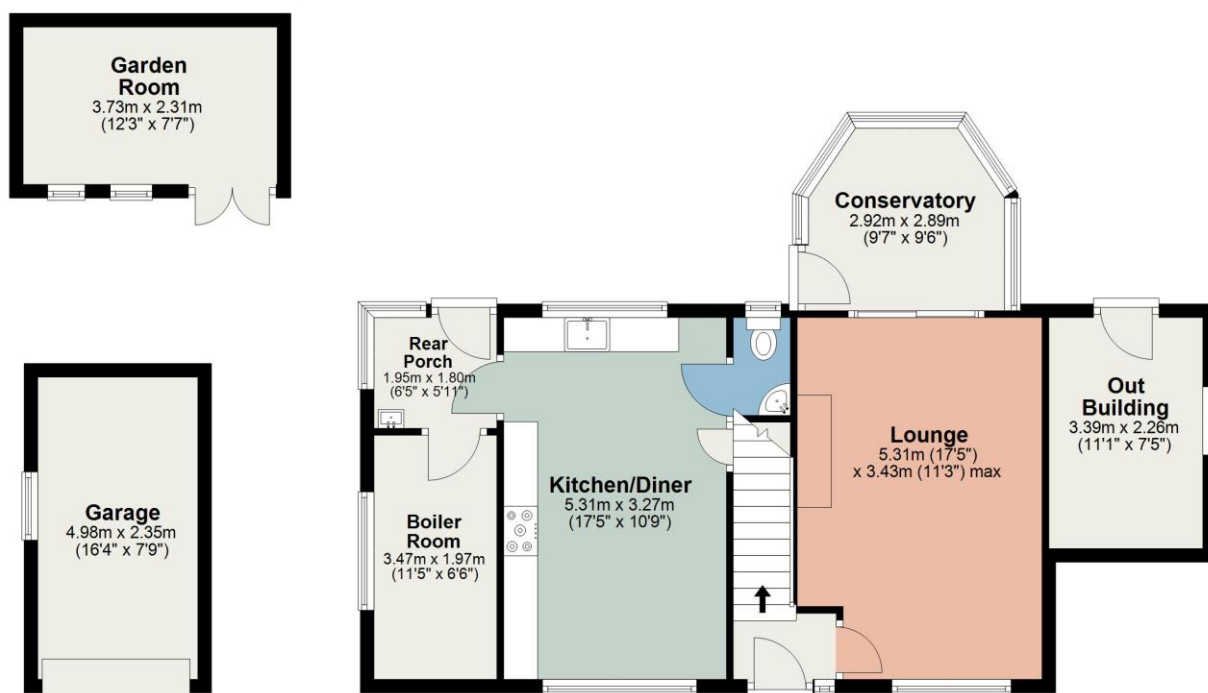


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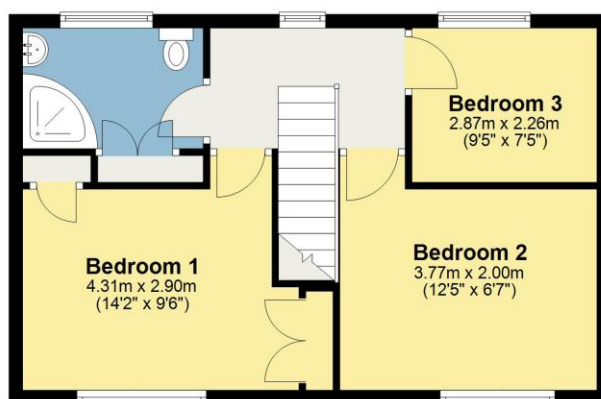
Ground Floor

Approx. 88.0 sq. metres (946.7 sq. feet)



First Floor

Approx. 44.4 sq. metres (477.4 sq. feet)



Total area: approx. 132.3 sq. metres (1424.2 sq. feet)

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 15/01/2025.