



## Yealand Conyers

£195,000

5 Dykes Lane, Yealand Conyers, Carnforth, LA5 9SP

Charming cottage in the desirable village of Yealand Conyers with original features and two well proportioned double bedrooms. Includes detached garden with stunning countryside views and garage. Now in need of full renovation offering a unique canvas for you to craft your own bespoke space. Embrace the opportunity to transform this cottage into a dream home.

### Quick Overview

Character Cottage  
In Need of Updating and Upgrading  
Two Double Bedrooms  
Detached Garden  
No Onward Chain  
Sought After Location  
Close to Transport Links  
Array of Walks Accessible from the Doorstep  
Detached Garage  
Superfast Broadband Available



2



1



1



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Superfast  
Broadband\*



Garage

Property Reference: C2524





Kitchen / Dining Room



Kitchen



Living Room



Bedroom One

Are you looking to renovate a property and create your dream home? This is a rare opportunity to purchase a charming 2-bedroom cottage located in the highly sought-after village of Yealand Conyers. Full of character and potential, the property also boasts a detached garden with stunning open countryside views.

Upon entering the cottage, you are welcomed into an open-plan kitchen and sitting area. The kitchen is fitted with wall and base units, complementary work surfaces, and an integrated oven and hob. A beautiful original fireplace with a wood-burning stove adds warmth and charm to the space. From the kitchen, a doorway leads into the cosy sitting room, where sliding doors open out to the rear yard. An exposed stone wall and ceiling beam enhance the character of the room.

Upstairs, the property offers two well-proportioned double bedrooms. Bedroom one features a range of built-in wardrobes, while bedroom two enjoys a dual aspect and far-reaching views across the fields. The bathroom is fitted with a corner bath and overhead shower, vanity wash basin, and a combined WC.

Externally, the rear yard provides space for bin storage. Just across the road, a wooden gate opens into a private enclosed garden with a lawn area – the perfect place to sit and enjoy the peaceful rural setting. The garden also features a greenhouse, a garage, and a wood store at the far end.

The property is in need of full renovation, but with its character features, generous rooms, and idyllic location, it presents the perfect opportunity to create a beautiful countryside retreat.

#### Accommodation with approximate dimensions

**Kitchen Dining room** 17' x 13' 6" (5.18m x 4.11m)

**Living Room** 10' 01" x 12' 11" (3.07m x 3.94m)

#### First Floor

**Bedroom One** 13' 8" x 9' 5" (4.17m x 2.87m)

**Bedroom Two** 9' 6" x 12' 3" (2.9m x 3.73m)

#### Property Information

**Tenure** Freehold (Vacant possession upon completion).

**Council Tax** Band - D Lancaster City Council



**Services** Mains water and electricity. 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. This will be required before any offer is accepted.

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

**What3words** ///gentlemen.tuck.resort

**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 right hand side and can be located by our For Sale sign.

**N.B** Please be advised that the property is not registered and buyer will need to do the registration upon completion which may incur extra cost.

**Anti-Money Laundering Regulations (AML).** 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).



Bedroom Two



Bedroom One



Garden



Ordnance Survey Map 2025 -01202771

## 5 Dykes Lane, Yealand Conyers, Carnforth, LA5

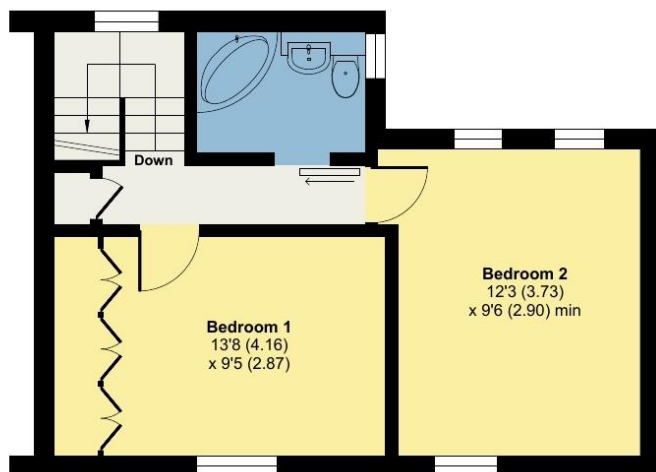
Approximate Area = 747 sq ft / 69.3 sq m

Garage = 168 sq ft / 15.6 sq m

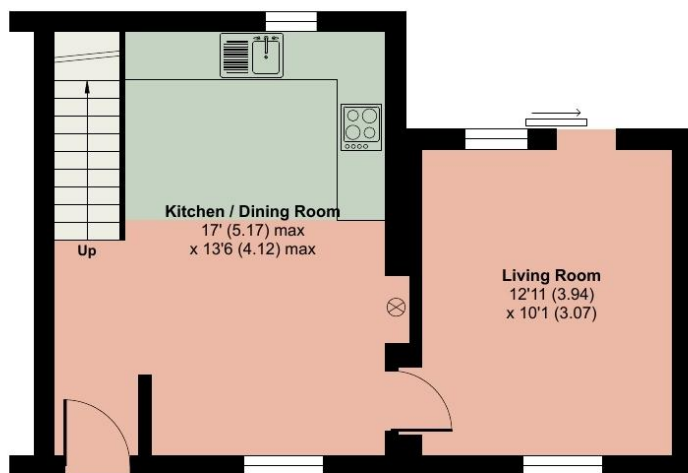
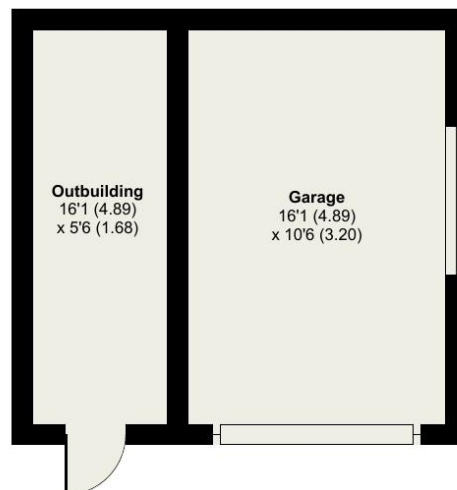
Outbuilding = 88 sq ft / 8.1 sq m

Total = 1003 sq ft / 93 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hackney & Leigh. REF: 1288653

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