



Cherry Tree Cottage  
43 Silverdale Road | Yealand Redmayne | Carnforth | Lancashire | LA5 9TA



CHERRY TREE COTTAGE







**Welcome to Cherry Tree Cottage, 43 Silverdale Road, Yealand Redmayne, LA5 9TA**

Cherry Tree Cottage is utterly charming in every respect. Enjoying far reaching panoramic views, this picturesque cottage is a happy union of period character features, tasteful décor, contemporary country style, good quality fixtures and fittings and spacious, well-proportioned rooms.

The double fronted cottage has a traditional layout which has been enhanced with a glazed garden room extension along the rear elevation which enables an abundance of natural light to flood the open plan living kitchen, itself offering space to cook, dine and recline in the snug. With extensive glazing and doors to outside it provides an instant connection with the garden and has a sociable flow for everyday family life and when entertaining. Also on the ground floor is a double fronted beamed reception room with space for both atmospheric formal dining to one side and at the other, a cosy seating area hunkered around the stove. The most perfect room for Christmas, it will decorate a treat! From here, a front door opens to the porch, creating a welcoming entrance for guests. Rising to the first floor are three double bedrooms, an ensuite shower room and a family bathroom.

Pretty and sunny gardens surround the cottage to three sides with neatly kept lawns, thoughtful planting in an English country garden style, a choice of seating terraces and a handy shed. A detached double garage is complemented by a gated driveway providing off road parking for several cars.

Exceptionally well placed and located within the Arnside and Silverdale AONB, this popular and well-respected village is sought after for many reasons; it offers excellent accessibility to the road and rail networks, ready access to the highly scenic surrounding countryside and local facilities in a choice of local towns are within easy reach.









### Location

The villages of Yealand Redmayne and Yealand Conyers are set to the west of the A6 and M6 as they run between Kendal and Lancaster therefore offering great accessibility to the wider road network.

From the cottage you are soon onto the A6 and from there there's convenient access to the M6 motorway (at either junction 35 or 36) and also a choice of railway stations within easy reach, the nearest being Carnforth which offers regular direct services to Manchester Airport. For shops and local services, look no further than Milnthorpe (with a Booths supermarket), Carnforth (another branch of Booths is here as well as a Tesco, Aldi and Co-op), and beyond that, the city of Lancaster and Lakeland gateway town of Kendal.

This is a location for those that value the peace, quiet and the value of a strong local community that a well-respected village and neighbourhood has to offer. The local primary school is within walking distance as is Yealand Village Hall which hosts events and groups for the local community. If you choose to get involved there is lots to do.

'The Yealands' are surrounded by fabulous countryside, making this the ideal location for anyone appreciative of the great outdoors, not only is it within the Arnsdale and Silverdale AONB but the National Parks of the Lake District and Yorkshire Dales, the Forest of Bowland AONB and the Lune Valley are all easily accessible for day trips and wider exploration.

When the bright lights beckon, the nearest city is Lancaster which has much to offer all generations with an established cultural and music scene, bars and restaurants offering cuisines from around the world, an excellent range of national and independent retailers, a comprehensive provision of professional services, two universities (Lancaster and Cumbria) and both NHS and private hospitals.

This is a choice setting and a prime location; quiet, leafy and green, with first rate transport links and convenient access to local services.

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“ *Needing to commute for work, location was an important consideration for us, here we are quickly onto the motorway and travelling by train from Carnforth station couldn't be easier or more convenient.* ”







### Relaxed country styling

Cherry Tree Cottage is blessed with good views which draw you forward to fully take everything in. To the front the aspect panoramically faces east and includes Farleton Knott and Ingleborough in the far distance. Outlooks to the south and west are predominantly of the delightful cottage gardens; well stocked and colourful there is always something seasonal to admire.

The cottage is well presented throughout; a backdrop of gentle, muted colours thoughtfully chosen to reflect the colours of surrounding nature flow throughout the light filled and well-proportioned rooms. As well as the harmonious colour palette, the choice of materials reflects the natural world, there are wide pine floorboards in the main reception room, travertine stone tiles in the open plan kitchen, breakfast room and snug. The bespoke kitchen features painted wooden cabinets, granite and oak. The main reception room is beamed, there's a high stone 'Yealand' fireplace around the multi fuel stove, the staircase has an oak balustrade, a feature arch window looks down on the stairwell, internal boarded doors are traditional cottage style and two of the bedrooms as well as the bathroom feature painted wall paneling.

The kitchen and bathroom both have a classic country style, the joiner made handcrafted and painted kitchen offers excellent storage space and the bathroom has a roll top double ended bath, a square cut pedestal basin, a loo and separate shower cubicle. Ringing the changes, the ensuite is more contemporary with a three piece suite of a shower cubicle, wash basin and loo.



*The cottage is wonderful for family get togethers or when we invite friends over. It has a welcoming feeling and the spaces are very sociable. With the two seating areas we can all be together but at the same time, do our own thing.*



































## Step outside

Cherry Tree Cottage nestles in a sunny corner garden with elevations facing south, east and west.

To three sides, the surrounding delightful country gardens are well tended and amply stocked with a wide variety of cottage garden favourites with trees, flowering shrubs and herbaceous plants chosen to bring all year round colour, structure and a variety of foliage. Plentiful bulbs bring early colour in spring, roses bring colour and fragrance in the summer months.

Facing due east, the sun rises on the front of Cherry Tree Cottage in the morning, bringing sunshine into the principal and second bedrooms and the large reception room. The top seating terrace enjoys the sunshine until late morning making it the ideal spot to enjoy breakfast or morning coffee out in the garden. From noon, the sun has moved round and the screened and private lower flagged seating terrace is perfectly placed to enjoy lunch and a leisurely afternoon. To the side and rear are neat lawns edged with limestone edging stones, reflecting the impressive limestone pavements found locally in the AONB.

To the side of the cottage is a gated driveway, laid with block paving it provides parking space for three or four cars. The detached double garage is stone faced under a slated roof and has an area to the side that conveniently places bins out of sight. A wooden shed offers additional storage space.



*Sitting out in the garden is very quiet and peaceful; we find it very relaxing and restful. It's also wonderful for spotting wildlife, we have visits from deer, hedgehogs, rabbits and so many garden birds as well as pheasant and grouse.*







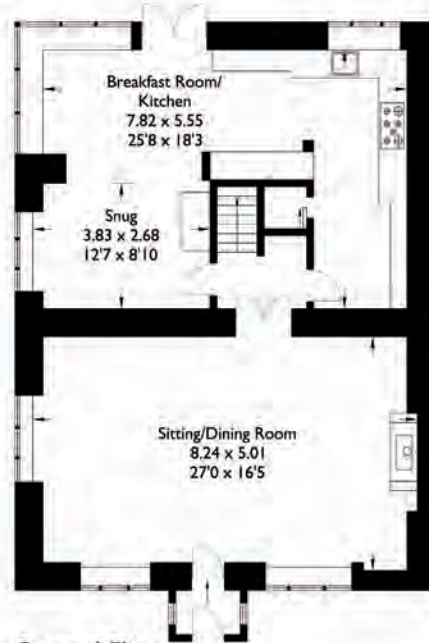


# Cherry Tree Cottage

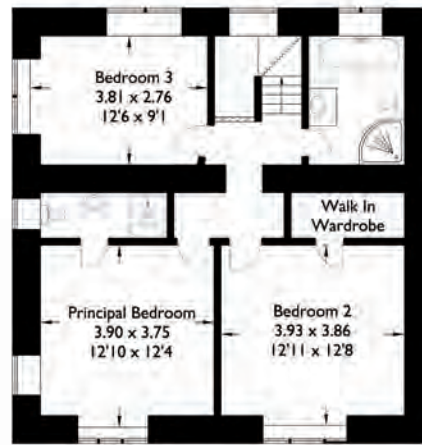
Approximate Gross Internal Area : 154.03 sq m / 1657.96 sq ft

Garage : 38.01 sq m / 409.13 sq ft

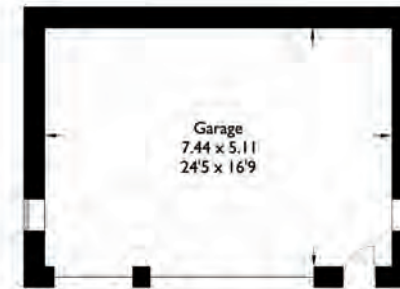
Total : 192.04 sq m / 2067.10 sq ft



Ground Floor



First Floor



Garage

For illustrative purposes only. Not to scale.  
Whilst every attempt was made to ensure the accuracy of the floor plan,  
all measurements are approximate and no  
responsibility is taken for any error.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	90 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



# FURTHER INFORMATION

## *On the road*

Milnthorpe	4.8 miles
Carnforth	4.2 miles
Kirkby Lonsdale	9.2 miles
Lancaster	11.1 miles
Kendal	12.8 miles
Windermere	20.2 miles
Manchester	61.5 miles

### **Transport links**

M6 J35	3.8 miles
M6 J36	6.3 miles
Carnforth railway station	4.1 miles
Oxenholme railway station	11.5 miles
Manchester airport	71 miles
Liverpool airport	76.5 miles

The above journey distances are for approximate guidance only and have been sourced from the fastest route on the AA website from the property postcode.

## *Directions*

what3words mothering.download.plant

Use Sat Nav **LA5 9TA** with reference to the directions below:

Exit the M6 at J35 and head north on the A6. There are several turnings left which will take you to Yealand Conyers and Yealand Redmayne but on the first visit we recommend turning left onto Nineteen Acre Lane, this becomes Eight Acre Lane. There's a T junction at the top, turn left and then almost immediately right onto a private drive, then first right into the driveway for Cherry Tree Cottage.

## *Rail Journeys*



Based on approximate direct train journey times from Lancaster station. Train service durations vary, please check [nationalrail.co.uk](http://nationalrail.co.uk) for further details. The nearest station is Lancaster but if travelling north then Oxenholme station is only slightly further. Additionally, there is a branch line station at Carnforth on the Bentham and Furness lines with regular services to Leeds and Manchester Airport.

## *Services*

Mains electricity, gas and water. Gas fired central heating from a Vaillant combination boiler in the kitchen. Drainage to a private septic tank located within the boundary. There is power and light to the garage with two electric garage doors.

## *Included in the sale*

Fitted carpets, curtains, curtain poles, blinds, light fittings and domestic appliances as follows: Belling range (gas hob, electric ovens), Siemens fan, Bosch fridge and freezer, dishwasher and washing machine (both Indesit), Bush tumble dryer. The freestanding kitchen dresser is included in the sale. Curtains in the sitting room and bedroom 1 are excluded from the sale.

## *Internet Speed*

### **Broadband**

Ultrafast speeds potentially available from Openreach of 1000 Mbps download and for uploading 1000 Mbps.

Full fibre gigabit broadband from B4RN (Broadband for the Rural North) is available nearby but not connected. [www.B4RN.org.uk](http://www.B4RN.org.uk). All B4RN customers receive gigabit (1,000Mbps) speed.

### **Mobile**

Indoor: EE, Three, O2 and Vodafone are all reported as providing 'limited' services for both Voice and Data.

Outdoor: EE, Three, O2 and Vodafone are all reported as providing 'likely' services for both Voice and Data.

Broadband and mobile information provided by Ofcom.

## *Please note*

The private drive is shared with three other properties (the barn conversions opposite). It is assumed that there is a ¼ share of repair and maintenance.



## Places to visit

Local historic houses to visit – Levens Hall, Leighton Hall,Sizergh Castle (National Trust) and Holker Hall  
In Lancaster and Kendal there are theatres, cinemas, museums and historic buildings  
RSPB Leighton Moss and the Nature Reserves at Warton Crag and Gait Barrows  
Cinema and live theatre in Lancaster and Kendal

## Sport and recreation

Golf clubs – Silverdale, Lancaster, Morecambe, Kendal, Grange over Sands, Casterton and Kirkby Lonsdale  
Diving and open water swimming – Capernwray Diving Centre  
Gyms and health clubs – a gym in Warton, pool and gym at Pure Leisure, Borwick, leisure centres at Kendal and Lancaster  
There is a wealth of outdoor pursuits and places to visit in the Lake District  
Places to eat  
We're spoilt for choice, but here are a few local favourites to check out

## Places to eat

We're spoilt for choice, but here are a few local favourites to check out

### Informal dining, cafes and pubs

The New Inn, Yealand  
Royal Hotel, Burton in Kendal  
The Tavern, Hale  
The Longlands Hotel, Tewitfield  
Strickland Arms, Sizergh  
The Plough, Lupton  
Avanti, The Sun Inn and The Royal Hotel, all in Kirkby Lonsdale  
The Sun Hotel and Stonewell Deli amongst others in Lancaster

### Special occasions

L'Enclume and Rogan and Co, both in Cartmel  
The Quarterhouse, Merchants 1688, Quite Simply French and Now or Never by Journey Social all in Lancaster  
There is a choice of Michelin Star restaurants in the Lake District

## Great walks nearby

Within the Arnside and Silverdale AONB, whether you like to walk, run or cycle, there is a network of footpaths and quiet country lanes straight from the door for easy access to delightful countryside.

Hop in the car to stroll along the impressive promenades at Morecambe and Grange over Sands, or to the local National Parks where you can explore Wainwright's 214 Lakeland fells or scale Yorkshire's mighty Three Peaks, Ingleborough (visible from the cottage), Whernside and Pen-y-ghent.

## Schools

### Primary

Yealand CoE Primary School  
Archbishop Hutton's Primary School, Warton  
Milnthorpe Primary School  
Holme Primary School  
Burton Morewood School  
Carnforth Community Primary School, Our Lady of Lourdes Catholic Primary School and Carnforth Christ Church CoE Voluntary Aided Primary School, all in Carnforth

### Secondary

Carnforth High School  
Dallam School, Milnthorpe  
Queen Elizabeth School and QESudio, Kirkby Lonsdale  
The Queen Katherine School and Kirkbie Kendal School, both in Kendal  
Lancaster Royal Grammar School and Lancaster Girls' Grammar School

### Further Education

Kendal College  
Lancaster and Morecambe College  
Lancaster University  
University of Cumbria (campuses in Lancaster, Ambleside and Carlisle)

*Guide price* £ 6 7 5 , 0 0 0

Lancaster City Council – Council Tax band E

Tenure - Freehold





Cherry Tree  
Cottage



# FINE & COUNTRY

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Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things that make a home*

THE FINE & COUNTRY  
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit [fineandcountry.com/uk/foundation](https://fineandcountry.com/uk/foundation)



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