



WATERHOUSE
ESTATE AGENTS
Local, Professional Property Services

59 Silverdale Road – Yealand Redmayne





Features

- Detached 3/4 Bedroom Home
- Offered With No Onward Chain
- Open Plan Kitchen / Diner with Separate Utility
- Versatile Ground Floor Layout With Potential For A Fourth Bedroom
- Three Double Bedrooms On First Floor
- Generous Driveway, Garage, Outbuildings And Private Rear Gardens

A rare opportunity to purchase a detached 3/4 bedroom home in Yealand, set within a superb 0.65 acre plot with far-reaching views towards Farleton Knott and the Lakeland Fells. Offering space, privacy, and huge potential in an elevated position. The ground floor begins with a welcoming entrance hallway accessed via the side driveway. The main reception room features a large bay window framing exceptional far-reaching views, with French doors opening into a bright sun room overlooking the garden, creating a seamless flow of living space and a cosy electric fire as a focal point. The modernised kitchen diner is fitted with

stylish navy cabinetry, a traditional solid-fuel range, Bosch oven, and induction hob, with ample space for dining, making it ideal for both everyday living and entertaining. A separate utility room provides additional practicality with external access. A formal dining room to the front enjoys open views and offers flexibility as a fourth bedroom, home office, or additional reception space. To the first floor are three well-proportioned bedrooms. Bedroom One is a spacious dual-aspect room with countryside views, Bedroom Two is a bright front-facing double, and Bedroom Three overlooks the rear garden with built-in storage. The bathroom

comprises a bath, separate shower, basin, and heated towel rail, complemented by a separate WC and useful airing cupboard on the landing. Externally, the property benefits from a generous driveway, a garage with power, and an additional side garage/outbuilding. The rear garden is a standout feature—beautifully established, highly private, and arranged in an orchard-like setting backing onto woodland. At the far end of the garden is a detached former stable block, offering excellent potential for a variety of uses, subject to the necessary consents.



GROUND FLOOR

Entrance hallway - A welcoming entrance hallway accessed from the driveway at the side of the property. The hallway provides access to the ground floor accommodation and features a staircase rising to the first-floor landing.

Living room - A generously proportioned reception room featuring a large bay window that frames far-reaching views towards Farleton Knott and the Lakeland Fells, filling the room with natural light. French doors open into the sun room, creating an excellent flow between the living spaces. The room is further enhanced by an attractive electric fire, providing a cosy focal point.

Sun room - The sun room is a fantastic addition to the home, positioned at the rear of the property and enjoying pleasant views over the garden. Flooded with natural light from the Velux windows and French doors opening directly onto the garden, this bright and airy space provides a wonderful setting for relaxation.

Kitchen/ diner - A versatile and well-presented kitchen diner featuring a recently installed modern kitchen, complemented by a charming traditional solid-fuel range that creates an attractive focal point. The kitchen is fitted with stylish navy wall and base units, paired with complementary light laminate worktops. Integrated appliances include a Bosch oven, a single induction hob with extractor hood above, and an under-counter fridge and freezer. A sink is positioned beneath a window overlooking the utility area. The room offers a breakfast bar for casual dining, along with ample space for a dining table, making it ideal for both everyday living and entertaining.

Utility room - A highly useful and practical utility room providing additional everyday convenience. The room benefits from an external door, offering an alternative entrance to the property and making it ideal for muddy boots, pets, or day-to-day household





use. There is plumbing and space for both a washing machine and tumble dryer, along with further room for storage and laundry needs.

Dining room/ bedroom 4 - A well-proportioned formal dining room positioned to the front of the property, enjoying fantastic open views that create a pleasant backdrop for dining and entertaining. The room comfortably accommodates a dining table for six to eight people, making it ideal for family gatherings and social occasions. Offering excellent versatility, it could also be utilised as a fourth bedroom, home office, or additional reception room.

FIRST FLOOR

Bedroom 1 - Bedroom One is a spacious double bedroom enjoying a dual-aspect position, with views over the rear garden as well as the front of the property, where lovely far-reaching outlooks can be appreciated. The room benefits from ample built-in storage and offers plenty of space for additional bedroom furniture.

Bedroom 2 - Bedroom Two is another well-proportioned double bedroom situated at the front of the property. A light and airy room, it enjoys a pleasant outlook and offers ample space for a range of bedroom furniture.

Landing - A bright and spacious landing providing access to all first-floor accommodation. The area benefits from a useful built-in airing cupboard, which houses the hot water tank and offers additional storage space.

WC - A convenient separate WC located independently from the main bathroom.

Bathroom - The bathroom is fitted with a three-piece suite comprising a panelled bath, wash hand basin, and a separate shower cubicle with an electric shower. Partially tiled walls provide a practical finish, while a frosted-glass window allows for natural light whilst maintaining privacy. The room also benefits from a heated towel rail.

Bedroom 3 - Bedroom Three is a pleasant and well-proportioned room overlooking the rear garden, enjoying attractive views across the outdoor space. The room benefits from a built-in wardrobe, providing useful storage.

Garage - A generously sized garage accessed via double doors from the driveway. Offering excellent versatility, the space is ideal for secure storage, vehicle parking, or use as a workshop. The garage also benefits from power.

Outbuilding - A useful outbuilding providing additional storage space, ideal for tools, gardening equipment and bicycles.

Stable block - Located towards the end of the garden, the detached former stable block is a characterful outbuilding offering a wealth of potential. Suitable for a variety of uses, subject to any necessary consents, it provides excellent opportunities for storage, workshop space, hobby use, or further enhancement to suit individual requirements.

Externally - Set in an elevated position, this attractive property occupies a generous plot extending to approximately 0.65 acres and enjoys a strong sense of space, privacy, and seclusion. To the rear, the garden opens into a beautifully established, orchard-like setting, rich with mature greenery and offering a highly private and picturesque outdoor environment. The land continues further back, backing onto the woodland area, enhancing the rural outlook and reinforcing the feeling of privacy. At the far rear of the garden, there is a detached former stable block, providing useful space with excellent potential for a variety of uses, subject to the necessary consents. In addition, there are further outbuildings within the grounds, including a garage located to the side of the property. To the front, the property benefits from a generous driveway providing ample off-street parking and a welcoming approach.

Useful Information

Tenure - Freehold.

Council tax band - E (Lancaster City Council).

Heating - Gas central heating (boiler located in garage).

Drainage - Septic Tank located in front garden.

Sun Room was built onto the property in 2010.

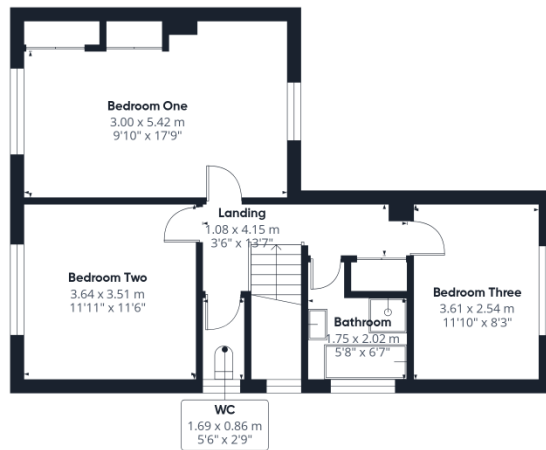
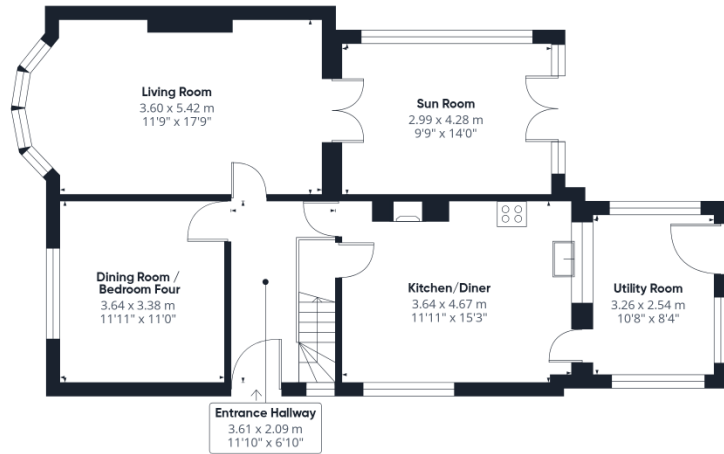
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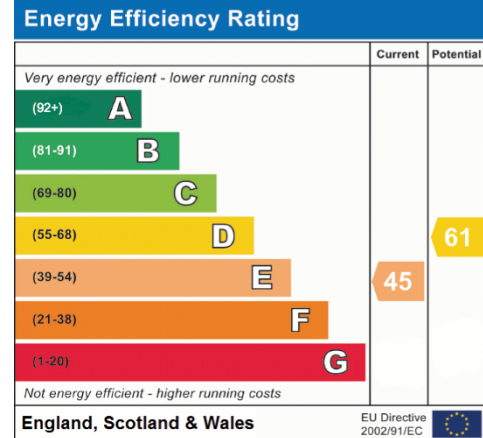
Approximate total area⁰⁾

131.8 m²
1419 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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