



 71 Silverdale Road





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Yealand Redmayne, LA5 9TB

71 Silverdale Road is an exceptional residence of rare distinction, occupying a magnificent elevated position within one of North Lancashire's most coveted settings.

Set within approximately three-quarters of an acre of established mature grounds, this remarkable home offers an outstanding combination of refined living space, privacy and breathtaking panoramic views towards Ingleborough and the surrounding countryside.

Lovingly enhanced and impeccably maintained by the current owners, the property has been thoughtfully updated to an exacting standard, resulting in a home that is both elegant and entirely turnkey ready.

## Quick Overview

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- Four Bedroom Detached Home
  - Spectacular Views
  - Lateral Living Available
  - Two Reception Rooms
  - Situated On A Substantial Plot
  - Two Bathrooms
  - Sought After Village Location
  - Scenic Walks Nearby
  - Off Road Parking & Garage
  - Ultrafast broadband speed\*
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# Location

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Yealand Redmayne is an enchanting and highly regarded village positioned on the edge of the Arnside & Silverdale National Landscape, celebrated for its unspoilt countryside, limestone scenery and exceptional quality of life. Perfectly situated between the Lake District and Yorkshire Dales National Parks, the village offers an enviable lifestyle combining rural serenity with excellent accessibility.

The surrounding area is renowned for its outstanding natural beauty, with an abundance of scenic walking routes, ancient woodland and cycling trails quite literally on the doorstep. Nearby Leighton Moss Nature Reserve further enhances the area's appeal, while the charming villages and market towns of Silverdale, Kirkby Lonsdale and Carnforth provide an excellent selection of independent boutiques, cafés, acclaimed restaurants and everyday amenities.

Excellent transport links are also close at hand, with easy access to the M6 motorway and Carnforth railway station offering convenient connections both north and south, making the location ideal for commuters as well as those seeking a countryside retreat.



# Welcome

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Approached via a sweeping private driveway providing extensive parking for multiple vehicles, the property immediately delivers a sense of grandeur and arrival.

Ascending the steps to the front entrance, the elevated setting reveals truly spectacular far-reaching views, creating an unforgettable first impression.









# Relax & Unwind

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The welcoming entrance hall introduces the elegant proportions and quality found throughout the home.

Positioned to the front elevation, the principal lounge is flooded with natural light from a beautiful bay window which perfectly frames the stunning outlook. An open fireplace creates a sophisticated yet inviting atmosphere, ideal for relaxing evenings throughout the seasons.

A versatile additional reception room offers exceptional flexibility and is currently utilised as a refined sitting room and home office, though it could equally serve as an additional ground floor bedroom, perfectly suited for multi-generational living or those seeking lateral accommodation.



# Wine & Dine

The formal dining room flows effortlessly into the conservatory and gardens beyond, creating a superb arrangement for entertaining on both an intimate and larger scale. A wood-burning stove adds warmth and character, while the connection to the outdoor spaces enhances the sense of light and openness.

The bespoke breakfast kitchen is fitted with a comprehensive range of wall and base cabinetry, complemented by work surfaces and integrated appliances including a Neff oven and grill, five-ring gas hob, fridge and dishwasher. A rear porch and cloakroom provide practical everyday convenience, particularly suited to country living and garden access. Off the hallway is a practical utility room, offering space for a washing machine, tumble dryer and an additional fridge or freezer if required, providing valuable extra storage and laundry facilities.









# Bedrooms Galore

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To the rear of the ground floor is a generously proportioned double bedroom featuring an extensive range of fitted wardrobes and bespoke storage solutions. Serving the ground floor accommodation is a well-appointed three-piece bathroom comprising a panelled bath with shower over, vanity wash basin and low-level WC.

The first floor has been expertly converted to create two further beautifully appointed double bedrooms, both benefitting from fitted eaves storage and delightful garden aspects. A stylish contemporary shower room completes the accommodation, featuring a vanity wash basin, shower enclosure and WC.



# Outdoor Space

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Externally, the grounds are nothing short of exceptional. The mature gardens have been designed to maximise both privacy and enjoyment of the spectacular surroundings.

A substantial patio terrace provides the perfect setting for al fresco dining, entertaining and summer gatherings, while steps rise to expansive lawned gardens interspersed with mature planting, colourful borders and carefully positioned seating areas.

A charming summer house enjoys an enviable position within the garden, creating a peaceful and private retreat for year-round enjoyment. Whether basking in the summer sunshine or taking shelter on cooler days, it provides the perfect setting from which to relax and admire the beauty of the surrounding natural landscape.

To the front, the sweeping driveway wraps elegantly around the property and leads to the garage, providing extensive parking and practicality while enhancing the impressive overall approach.

71 Silverdale Road presents a rare opportunity to acquire a distinguished country residence offering outstanding versatility, mature grounds and some of the finest views the area has to offer, all within an exceptionally desirable village setting.









# Floorplan

71 Silverdale Road, Yealand Redmayne, LA5 9TB

## Specifications

### Living Room

16'9 (5.11m) x 14'1 (4.29m)

### Dining Room

14'1 (4.29m) x 12'10 (3.91m)

### Kitchen

13'9 (4.19m) x 9'10 (3m)

### Conservatory

8'6 (2.59m) x 12'7 (3.84m)

### Bedroom One

16'5 (5m) x 13'9 (4.19m)

### Bedroom Two

14'1 (4.29m) x 11'2 (3.4m)

### Bedroom Three

11'6 (3.51m) x 10'10 (3.3m)

### Bedroom Four

11'2 (3.4m) x 10'10 (3.3m)

## Ground Floor

Approx. 157.7 sq. metres (1697.1 sq. feet)



## First Floor

Approx. 49.3 sq. metres (530.7 sq. feet)



## 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 £60.00 (inc. VAT) per individual or £50.00 (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 £150 (incl. vat).

# Important Information

## Parking:

Garage, Off-Road Parking

## Tenure:

Freehold (Vacant possession upon completion).

## Council Tax Band:

Lancaster City Council - Band F.

## Services:

Mains gas, water and electricity. Drainage via septic tank.

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.

## Energy Performance Certificate:

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

## What3Words:

///routs.ringside.snuggle

## Directions:

From the Hackney & Leigh Carnforth office, turn right and proceed north on Market Street. Turn left at the traffic lights onto Scotland Road and head north on the A6. Carry straight on at the first two roundabouts you come to, then at the third, take the 1st exit signposted Milnthorpe. Continue along the A6, turning left after approximately 1.5 miles onto Nineteen Acre Lane. At the 'T' junction, turn right onto Silverdale Road. The property is situated on the left hand side and can be located by our For Sale sign.

## Broadband Speeds:

Ultrafast broadband speed\*



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 22/05/2026

# Viewings

Strictly by appointment with Hackney & Leigh.

**To view contact our Carnforth office:**

Call us on 01524 737727

Market Street, Carnforth, Lancashire, LA5 9BT  
carnforthsales@hackney-leigh.co.uk

[www.hackney-leigh.co.uk](http://www.hackney-leigh.co.uk)

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