



WATERHOUSE  
ESTATE AGENTS  
Local, Professional Property Services

# 3 Dykes Lane – Yealand Conyers



# 3 Dykes Lane – Yealand Conyers

Freehold £285,000



## Features

- Offered With No Onward Chain
- Characterful Living Space featuring exposed beams and a cosy log burner
- Two Spacious Double Bedrooms with built-in storage
- Shower Room On Ground Floor & Bathroom On The First Floor
- Generous Lawned Garden & Off-Road Parking

A delightful and characterful two-bedroom cottage located in the heart of Yealand Conyers, offered for sale with no onward chain. The property benefits from off-road parking, a lovely garden, and attractive countryside views. The ground floor features a useful entrance porch, a charming kitchen/diner with space for a table and garden views, and a spacious living room full of character with exposed beams and a log burner set within a stone surround. To the rear, a bright sunroom with French doors opens onto the garden and enjoys views towards the surrounding countryside. There is also a ground floor shower room and a versatile space with potential for a utility or boot

room. Upstairs, there are two good-sized double bedrooms with built-in storage, along with a bathroom and separate WC. The property is accessed from Dykes Lane with two separate entrances, one into the utility/boot room and the other into the entrance porch. To the rear is a generous lawned garden with lovely countryside views, accessed directly from the sunroom. A lane behind the terrace provides access to two off-road parking spaces. The beautiful village of Yealand Redmayne is situated in North Lancashire with fantastic transport links on the A6 which runs from Lancaster to Kendal with access to junction 35 of

the M6 within 5 minutes. Yealand Redmayne forms part of the Arnside and Silverdale Area of Outstanding Natural Beauty. The area is rich in wildlife, woodlands and cultural heritage. It is close to the RSPB Nature Reserve at Leighton Moss made famous by the resident bitterns. There are numerous wonderful walks in the area which feature impressive views of Morecambe Bay, Ingleborough and the Lake District mountains. Yealand primary school is within a 5 minute walk and sits within the catchment area for both Dallam and QES secondary schools.



## GROUND FLOOR

Entrance porch - A practical entrance porch at the front of the property provides space for shoes and outerwear, with direct access to both the sunroom and the kitchen for added convenience.

Kitchen/ diner - Exuding cottage charm, the kitchen/diner offers a versatile space that can comfortably seat a table for four while enjoying garden views. Overlooking the front of the property, the kitchen features a window above the sink, wooden wall and base units with complementary worktops, an oil boiler, a built-in fridge, and space for an electric cooker, blending practicality with character.

Living room - The living room forms the heart of the home, a generously sized and welcoming space full of cosy cottage character. Two windows overlook the front of the cottage, while a further window to the rear allows natural light to flow through. A charming log burner set within a stone surround and exposed beams add warmth and character to the room. Stairs rise to the first floor, and there is direct access through to the kitchen/dining room, creating a practical and connected layout.

Sunroom - The sunroom is situated at the rear of the property, providing a bright and relaxing space to enjoy the garden all year round. It offers lovely views over the garden and towards the surrounding countryside, with French doors opening directly out onto the garden, seamlessly connecting indoor and outdoor living.





Utility room - Currently used for storage, this space offers excellent potential to be easily transformed into a practical utility room or a separate boot room. With direct access from the front of the property and a natural flow through into the sunroom, it is a versatile area that could be adapted to suit a variety of needs.

Shower room - The ground-floor shower room is conveniently positioned just off the sunroom, offering a practical and easy-to-maintain space with panelled walls. It features an electric shower, WC, wash basin, heated towel rail, and a frosted window for privacy.

#### FIRST FLOOR

Bedroom 1 - Bedroom One is a surprisingly spacious room offering an abundance of built-in storage. It comfortably accommodates a large double bed while still providing ample space for additional furniture. A window overlooks the front of the property, allowing for plenty of natural light.

Bedroom 2 - A spacious second double bedroom offering plenty of built-in wardrobe storage. The cottage-style window at the front of the property enhances the room's character and appeal.

Landing - The landing provides access to both bedrooms, the bathroom, and the separate WC, as well as access to the loft space.

Bathroom - The bathroom is located at the rear of the property and features an electric shower within a cubicle. An attractive window overlooks the countryside beyond. The walls are half tiled in terracotta tiles, complemented by coordinating wallpaper. A built-in wash basin with storage cupboard beneath completes the room.

WC - A separate WC situated next to the bathroom, equipped with a radiator.

#### Externally

The property is accessed from Dykes Lane and benefits from two separate entrances; one leading directly into a useful utility/boot room area and the other into the entrance porch. To the rear, there is a generous lawned garden enjoying lovely countryside views, providing a peaceful space to relax and unwind. The garden can be accessed directly from the sunroom, creating an easy connection between indoor and outdoor living. A lane running behind the terrace provides access to two off-road parking spaces.



#### Useful Information

Property built - C.1776.

Tenure - Freehold.

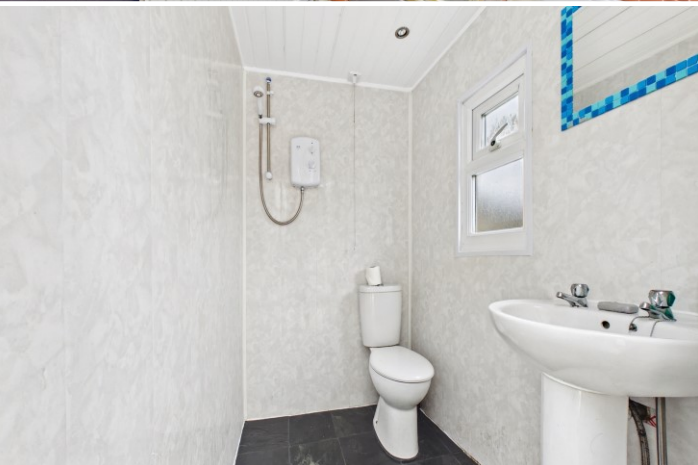
Council tax band - Was band D, currently on domestic rates.

Heating - Oil central heating, boiler serviced Oct 2025.

Water - Metered.

Drainage - Septic Tank Drainage.

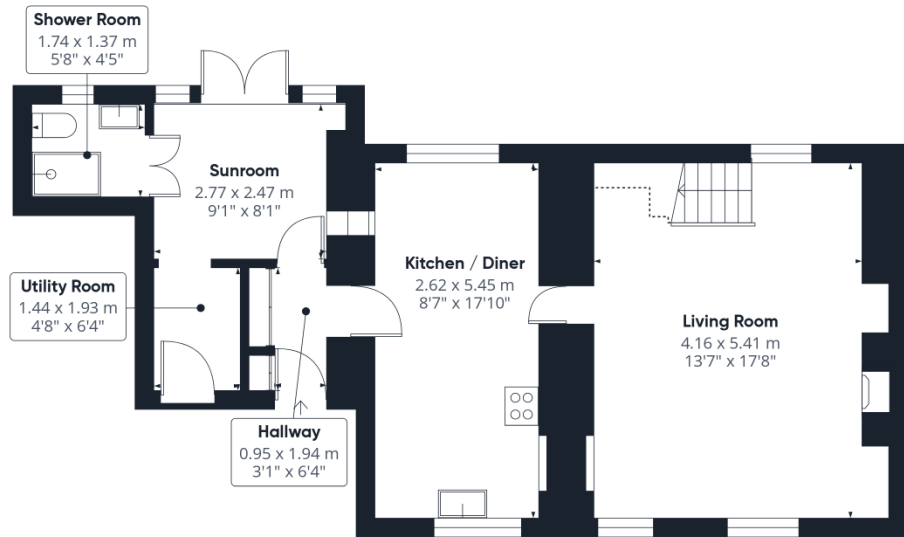
What3Words location - [///potential.latest.dampen](https://www.what3words.com/potential/latest/dampen)



**WATERHOUSE**  
**ESTATE AGENTS**  
Local. Professional Property Services



# 3 Dykes Lane – Yealand Conyers



Ground Floor



Floor 1



**Approximate total area<sup>(1)</sup>**

86.3 m<sup>2</sup>  
929 ft<sup>2</sup>

**Reduced headroom**

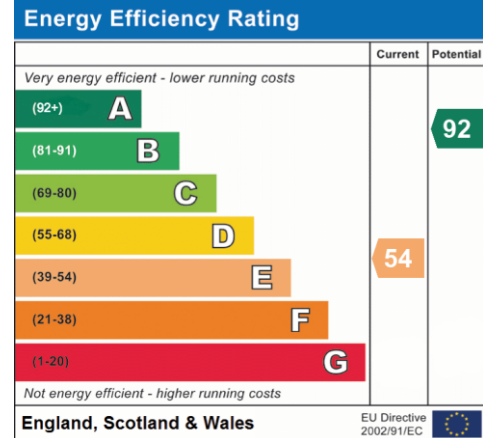
1.5 m<sup>2</sup>  
16 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m/5 ft

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

GIRAFFE360



**Waterhouse Estate Agents**  
10 Park Road, Milnthorpe  
LA7 7AD  
**Tel: 01524 760048**

info@waterhouseestates.co.uk  
[www.waterhouseestates.co.uk](http://www.waterhouseestates.co.uk)



**WATERHOUSE  
ESTATE AGENTS**  
Local, Professional Property Services

All rooms have been measured with an electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Waterhouse Estate Agents for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.