MATTHEWS BENJAMIN



Flat 7, Yealand House

Yealand Road, Yealand Conyers, LA5 9SF

Guide Price £160,000

Flat 7, Yealand House

Yealand Conyers

An elegant first floor apartment within a magnificent Grade II Listed Georgian country house dating back to the early to mid 19th Century, enjoying a wonderful setting amidst established grounds.

Skilfully converted into nine self-contained apartments, Yealand House offers a rare opportunity to enjoy a slice of Georgian grandeur on a more manageable modern day scale, combining period elegance with the convenience of apartment living.

Approached through the imposing main entrance and reception hall, the original sweeping staircase rises to an impressive oval galleried landing, above which is a glazed conical skylight. Off this landing is the private entrance to No. 7.

Once over the threshold, a private inner hall leads to a generously proportioned and elegant reception room, with dual aspect, high ceilings and tall windows creating a wonderfully light and airy space with leafy views over the grounds and the distant fells beyond. There is ample room for both comfortable seating around the reproduction plaster fireplace and a dedicated dining area. The galley kitchen is well equipped with appliances, good storage and an attractive outlook across the gardens. Two bedrooms and a bathroom (electric shower over bath) complete the accommodation.

Residents enjoy the use of the beautifully established communal grounds together with a shared car park.

Living here is an appealing lifestyle choice as either a principal home or a peaceful second residence (no holiday letting is permitted). No. 7 offers effortless 'lock up and leave' living as whilst managing agents oversee the day-to-day upkeep of the house and grounds, owners are free to simply relax and enjoy life in this distinguished Georgian home.





Location

Enjoying a peaceful and secluded setting within the sought-after village of Yealand Conyers, Yealand House is perfectly placed to combine the pleasures of country living with excellent everyday convenience. The nearby market town of Carnforth offers four supermarkets, a variety of independent shops, schools and healthcare facilities, together with a railway station (2.8 miles) on the Bentham and Furness lines with connections to Skipton, Leeds, London Euston and Manchester Airport. Slightly further afield the city of Lancaster (10.6 miles) and market town of Kendal (13.4 miles) offer a wider range of amenities.

For those who love the great outdoors, the beautiful Arnside & Silverdale National Landscape is virtually on the doorstep, with the Lake District National Park, Morecambe's impressive promenade and the renowned RSPB nature reserves at Leighton Moss and Morecambe Bay all within easy reach. Golf enthusiasts are also well catered for, with courses at Silverdale and Morecambe. Despite its wonderfully private setting, Yealand House remains exceptionally accessible, with convenient links to the A6 and M6 motorway at J35 (3.6 miles), making it an ideal base for exploring the wider region or travelling further afield.

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 quietly.connected.apples
Download the what3words App or go online for directions straight to the property.



Services

Mains electricity, gas and water. Gas fired central heating to radiators from a combination Viessman boiler in the kitchen. Private drainage to a shared system within the grounds. It is not known if the living flame gas fire is in working order.

Mobile and broadband services

Full fibre gigabit broadband is currently connected from B4RN (Broadband for the Rural North) www.B4RN.org.uk. All B4RN customers receive gigabit (1,000Mbps) speed.

Tenure

Long leasehold for the balance of a 999 year lease which commenced on 1/1/98. The freehold is vested in the Yealand House Management Company Limited, the owner/s of each of the nine properties are shareholders in the company. An annual service charge of £2,940 (2026/7 figure, payable annually or monthly in advance) covers building insurance, fire alarm and emergency lighting, repair and maintenance of the main structure, external decoration, upkeep of internal communal areas (cleaning, lighting and decoration), intercom entry system, external window cleaning, upkeep of external areas (gardening, drive and parking, external lighting). This includes £808.56 (2026/7 figure) as a sinking fund contribution. The ground rent is one peppercorn.



Included in the sale

Fitted carpets, curtains, curtain poles, blinds, light fittings and kitchen appliances as follows: hob, oven, and microwave (all Lamona), fan over hob, Bosch slimline dishwasher and Beko fridge freezer.

Lease terms

To create a quiet and peaceful atmosphere for all residents the lease contains the following clauses.

Occupation as a “private residential flat in the occupation of one family”

The garden is for “quiet recreation (not involving ball games)” Parking for “private motor vehicles” on a “first come, first served basis”

Carpet to be laid throughout except in kitchen and bathroom

No cycles, prams or “other articles” to be left in the entrance hall, staircase or landing

No pets

Any parties wishing to read the whole lease should contact the Agents.



Local Authority charges

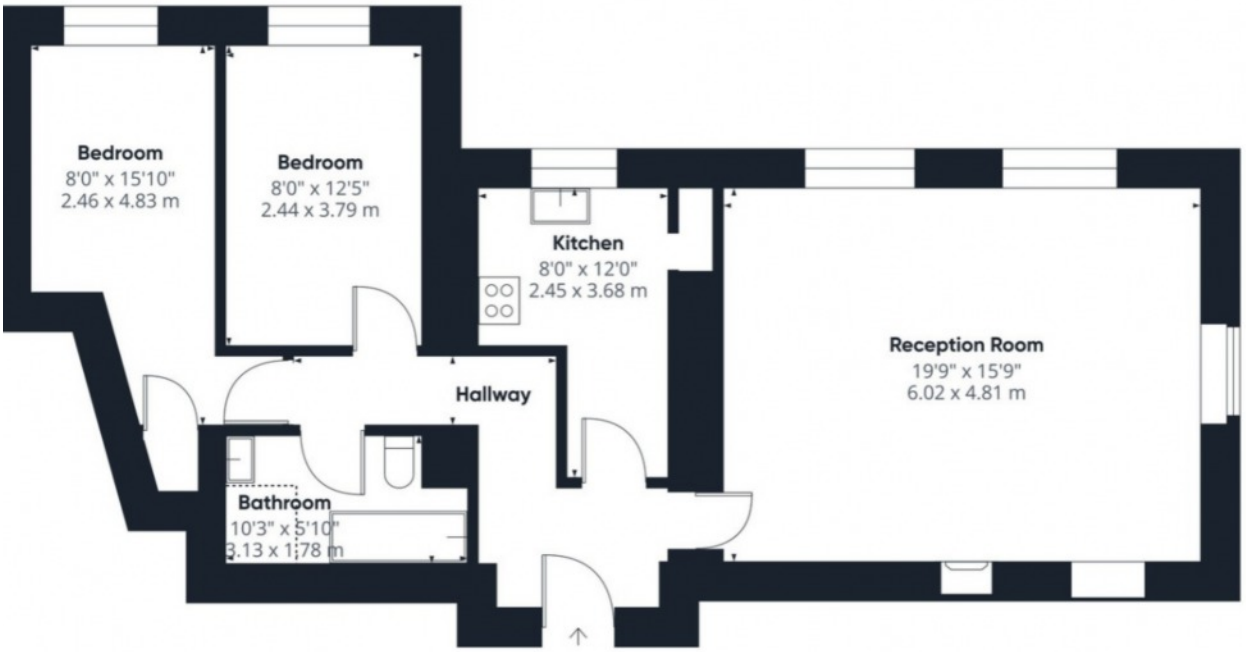
Lancaster City Council – Council Tax band D


PRIVATE



19 Castle Hill, Lancaster, LA1 1YN
t 01524 384960
e sales@matthewsbenjamin.co.uk

Some dimensions shown are maximum
Bedroom 1 (15'10), kitchen (12'0) and bathroom (10'3).



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Approximate total area(1)
782 ft²
72.7 m²

Reduced headroom
9 ft²
0.9 m²

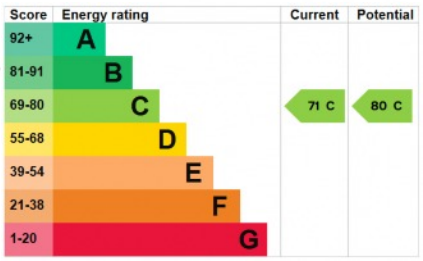
(1) Excluding balconies and terraces

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

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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Viewing is strictly by appointment with the sole agents
The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details are correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.

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