



Yealand Conyers

Flat 1 Yealand House, 1 Yealand Road, Yealand Conyers, Carnforth, LA5 9SF

This is a rare opportunity to own a unique home combining historic elegance with modern comfort, all in a truly idyllic location.

Set within the prestigious former Yealand House Manor, this beautifully presented Grade II listed ground floor apartment offers elegance, comfort, and charm in equal measure.

The property enjoys stunning surroundings and excellent transport links-just minutes from the M6 motorway and close to the railway station, making commuting and travel effortless.

OIRO **£160,000**

Quick Overview

- Ground Floor Apartment
- Grade II Listed Country Residence
- Spacious Living Room
- Modern Kitchen Diner
- Close to Commuter Links
- Beautiful Communal Gardens
- Underground Storage
- Off Street Parking
- Local Amenities In Nearby Town
- B4RN Broadband Available*



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B4RN
Broadband



Off Street
Parking

Property Reference: C2592



Communal Hall



Hallway



Kitchen Diner



Kitchen Diner

This exceptional ground floor apartment presents a rare opportunity to own a unique home that blends historic elegance with modern comfort, all within the prestigious setting of the former Yealand House Manor. Beautifully presented throughout, this Grade II listed residence offers a refined lifestyle in an idyllic location, surrounded by stunning grounds and benefitting from excellent transport links, just minutes from the M6 and close to the local railway station, ensuring effortless commuting.

Known for its peaceful atmosphere, charming rural walks and abundant wildlife, Yealand offers a perfect balance of countryside living and convenience. Residents enjoy easy access to nearby market towns, coastal scenery and major transport routes, while the community itself is warm, close-knit and enriched with local history. With its blend of natural beauty and accessibility, Yealand is an exceptional place to call home.

Upon entering Yealand House, residents are welcomed by an impressive communal entrance featuring chandeliers and elegant period detailing, a delightful space to enjoy the charm of this magnificent building.

Flat 1 is situated on the ground floor to the left. The private entrance opens into a hallway leading to a stylish bathroom with fitted bath and overhead shower, WC, and vanity sink. The well-appointed kitchen sits at the rear of the property, offering neutral wall and base units, generous storage, space for a dining table and a large window taking in views of surrounding greenery.

To the front, the spacious double bedroom boasts a nearly floor-to-ceiling window that floods the room with natural light and provides picturesque views across the communal gardens. The generous living room also enjoys a large front aspect window and features an attractive fireplace, creating a warm and inviting space.

Externally, residents benefit from beautifully maintained communal gardens, a charming patio area, and allocated parking. This distinguished property offers the opportunity to experience welcoming community living within one of the village's most striking and historically significant buildings.

Accommodation (with approximate dimensions)

Entrance 4' 8" x 4' 0" (1.42m x 1.22m)

Kitchen 13' 4" x 11' 9" (4.06m x 3.58m)

Bathroom 8' 6" x 6' 4" (2.59m x 1.93m)

Living Room 17' 6" x 13' 7" (5.33m x 4.14m)

Bedroom 17' 4" x 11' 11" (5.28m x 3.63m)

Property Information

Tenure Leasehold. Subject to the remainder of a 999 year lease dated the 3rd July 1998. A copy of the lease is available for inspection at the office.

Service Charges We have been advised by the seller that the charge payable is £235 pcm. This covers electricity, cleaning, general maintenance and repairs internally and externally to communal areas.

Services Mains gas and electricity, mains water and drainage via a shared septic tank.

Council Tax Band C - Lancaster City Council.

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

Directions From our Carnforth office proceed up Market Street and take a left at the traffic lights onto the A6. Go straight through the first and second roundabouts, at the third roundabout take the first exit to continue on the A6. After driving under a bridge take the next left onto Snape Lane. Continue along Snape Lane until you reach the junction with St Marys Catholic Church on your left. Turn left and continue around the bend, the entrance to Yealand House will be on the right hand side.

What3Words ///declares.snored.carefully

Viewings Strictly by appointment with Hackney & Leigh.

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 £42.67 (inc. VAT) per individual or £36.19 (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 £120 (incl. vat).



Living Room



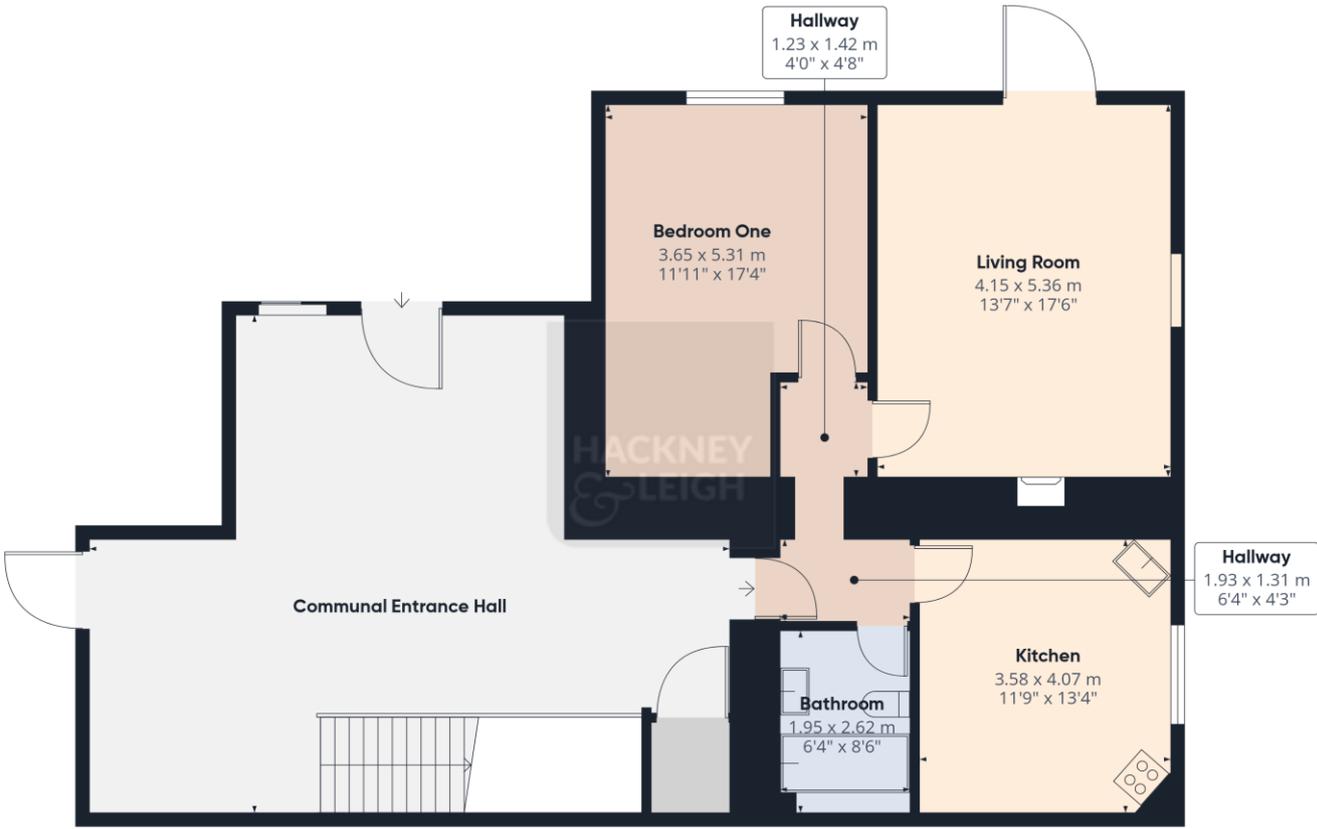
Bedroom



Driveway



Yealand House



Approximate total area⁽¹⁾

114.9 m²
1236 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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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 08/01/2026.