



Yewbarrow Wallings Lane, Silverdale, Lancashire, LA5 0RZ

£750,000

R&B are delighted to offer for sale this well maintained and presented four bedroom detached period house, situated in the lovely village of Silverdale, on Morecambe Bay within an area of outstanding natural beauty near the border with Cumbria, and has a range of amenities, including a primary school, three public houses, shops, doctor's surgery, and leisure centre. Silverdale has good rail links to Manchester and the Main line. It is just under 15 minutes from the M6. Yewbarrow is a welcoming, versatile home, built approximately 100 years ago for a Yorkshire industrialist, who chose a southward facing plot with expansive views over Silverdale village, Morecambe Bay, and towards the Forest of Bowland. The art dealer and author, Kyril Bonfiglioli lived in the property during the 1960's and he featured Yewbarrow in his *Mortdecai* Trilogy which was recently made into a Johnny Depp film.

The entrance porch opens into a large Reception Hall, from which the Lounge, Dining Room, Kitchen/Breakfast Room, and Study are accessed. Upstairs there is one en-suite double bedroom plus a further three double bedrooms, and bathroom. There is a detached double garage, and the house is surrounded by mature landscaped gardens amounting to approximately one acre. The front garden has mature shrubs, terraced lawns, a small orchard and soft fruit area. Gardens continue around both sides and to the rear of the property where there is a stone built potting shed. At the top of the garden there is an area of natural woodland with limestone pavement where yew, oak, hazel, ash and holly trees can be found. There are several seats and a large patio area, making this an inviting garden to sit and relax in.

Viewings are highly recommended to appreciate the full potential of this property and to appreciate the wonderful views of this Area of Outstanding Natural Beauty.

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Porch and Cloakroom

A wide external open porch with original terracotta tiling gives access to the front door.

Internal porch with access to downstairs cloakroom. Low flush WC and corner washbasin. Radiators and light points in porch and cloakroom. Original tiled terracotta floors. Leads through to:

Reception Hall



The wide staircase leads to a spacious galleried landing with mahogany balustrade and views over the rear garden.

This spacious reception hall gives access to all the main rooms on the ground floor and is a focal point of the house. A wide staircase with mahogany balustrade. 2 walls lined with extensive fitted bookshelves. Large double glazed window with views over the garden. Under stairs cupboard. Radiator, telephone, power and light points.

Lounge

26'2" x 13'9" (8.0 x 4.2)



Large attractive sunny lounge with wide full height UPVC double glazed bay windows taking full advantage of the views and southward facing aspect. Oak fire surround. Oak parquet flooring. Two period glazed metal doors to Garden Room. Radiator, power, TV (Satellite and Aerial) and light points.

Dining Room

19'8" x 16'4" (6.0 x 5.0)



Again a sunny room with excellent views over the village and Bay. This large room has the original mahogany fire surround. Full height UPVC double glazed bay picture windows. Recessed lighting. Radiator, power, TV and light points.

Breakfast Kitchen

22'3" x 13'9" (6.8 x 4.2)



The kitchen was extensively remodelled four years ago with handbuilt units including large island unit. Cream gas Aga, Neff pyrolytic combination oven with integrated microwave and grill, Neff Induction hob. Belfast sink and granite worktops. Plumbing for dishwasher. Two large double glazed windows to side garden. Original terracotta tiled floor. Radiators, power, TV (Satellite and Aerial) and light points. The kitchen also houses the original servant call bell system which is still operational. One end of the kitchen has space for a dining table and also houses the original Butler's Pantry, refurbished and incorporated into the new kitchen.

The kitchen gives access to:

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Utility Room

13'9" x 6'6" (4.2 x 2)



Utility room with rear door to the parking area, garage, and garden. Fitted work surface with stainless steel sink unit and tiled with Westmorland Green Slate. Plumbing for washing machine and tumble dryer. Radiator, power, and light points. Access to : Store room / boiler room. Light point. Walk in pantry with marble cooler shelf. Power and light point.

Study

19'0" x 12'5" (5.8 x 3.8)

Reached from the Reception Hall. A peaceful L shaped room with double glazed French doors leading to the rear gardens. Built in cupboard. Radiator, power, TV and light points. Study gives access to stairs down to a small cellar (currently closed off under the carpet, but easily accessed if need be, complete with light point.

Bedroom Two

17'0" x 13'9" (5.2 x 4.2)



Another large southward facing bedroom with wide double glazed UPVC bay window and side UPVC double glazed window. Original fireplace and surround with inlaid marquetry. Built-in wardrobes. Radiator, power, and light points.

Garden Room

20'8" x 15'1" (6.3 x 4.6)



Sunny light filled room with vaulted ceiling. The wooden double glazed Garden Room is designed to take full advantage of the views and connects with the garden through double French doors. Slate tiled floor. Underfloor heating, power and light points.

Stairs to the 1st Floor

The wide staircase leads to a spacious galleried landing with a mahogany balustrade and views over the rear garden.

Bedroom One

13'9" x 13'9" (4.2 x 4.2)



Door, from landing, leads to small entrance lobby with further doors leading to bedroom and en-suite bathroom. Southward facing, with wide double glazed UPVC bay window and side UPVC double glazed window. Original fireplace and surround with inlaid marquetry. Built-in wardrobes. Radiator, power, and light points.

Bedroom One En-suite

9'10" x 9'6" (3.0 x 2.9)

The en-suite bathroom comprises full length bath, Low flush WC, washbasin and power shower cubicle. Heated towel rail.

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Bedroom Three

13'9" x 12'5" (4.2 x 3.8)



Generous sized room with fitted wardrobes and UPVC double glazed window. Washbasin. Radiator, power and light points. Access to additional room which could be used as a store, playroom, or occasional bedroom. Double glazed Velux window and double glazed UPVC window to side. Radiator, power and light points.

Bedroom Four

13'9" x 9'2" (4.2 x 2.8)

Another double bedroom with views over the rear and side garden. Two double glazed windows, radiator, power, and light points.

Bathroom

9'2" x 7'10" (2.8 x 2.4)



Three piece bathroom suite comprising original bath, with black marble panelling, washbasin with drawers beneath, low flush WC. Power shower over bath. Radiator and heated towel rail. Large airing cupboards. Light point. Modern tiling in traditional style.

Attic

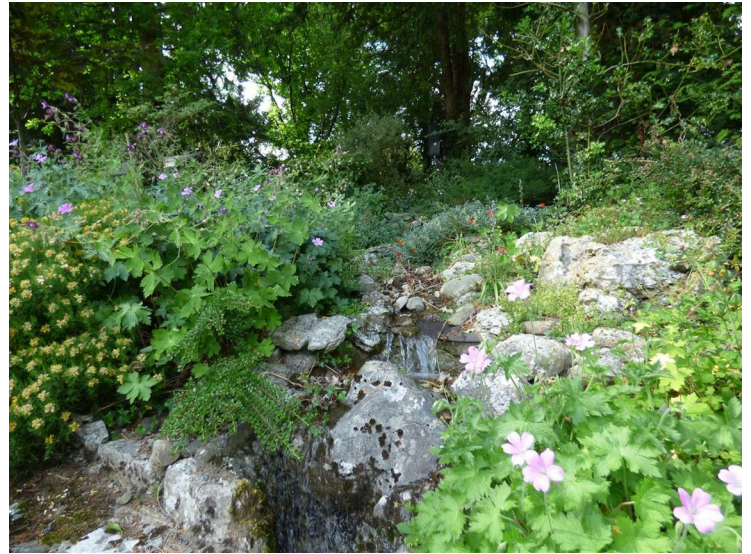
Accessed by wooden loft ladder from the landing, large partially boarded with double glazed Velux windows to front and side. Power and light points.

Surrounding Gardens



The low maintenance gardens have been developed over the past 23 years and now offer a welcoming space for children and adults to entertain and relax. They have been opened to the public as part of the village Open Garden weekends in recent years. There are fruit trees, raised vegetable beds, lawns, and a variety of shrubs. There is also a pond and pumped stream. Many seating areas around the garden have stunning views over the Bay and village.

Waterfall



Garden



There is a large stone built potting shed in the rear garden, two further brick sheds, a coal and wood store, and two aluminum greenhouses. Outside WC to the rear of the house.

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Views



Beautiful views from the property.

Views over Silverdale



Views over Silverdale Village.

Views over the Bay to Heysham



Detached Double Garage



The driveway leads to a detached double garage with electric up and over door. Externally accessed storage / den in roof space above garage. Power and light points. Internal and external water taps.

History of the property

Yewbarrow was built approximately 100 years ago for a Yorkshire industrialist, who chose a southward facing plot with expansive views over Morecambe Bay, Silverdale village, and towards the Forest of Bowland. Later the art dealer and author, Kyril Bonfiglioli lived in the property and he featured Yewbarrow in his Mortdecai Trilogy which was recently made into a Johnny Depp film.

Tenure

Freehold

Council Tax Band

Council Tax Band G.

Thinking Of Selling Your Property?

Are you thinking of selling your property? If you would like to obtain an independent and completely free market appraisal, please contact our Lancaster office on (01524) 844111.

Viewings.

BY APPOINTMENT WITH AGENTS ONLY

Office Hours.

Weekdays 9.00am - 5.30pm Saturday 10.00am - 4.00pm

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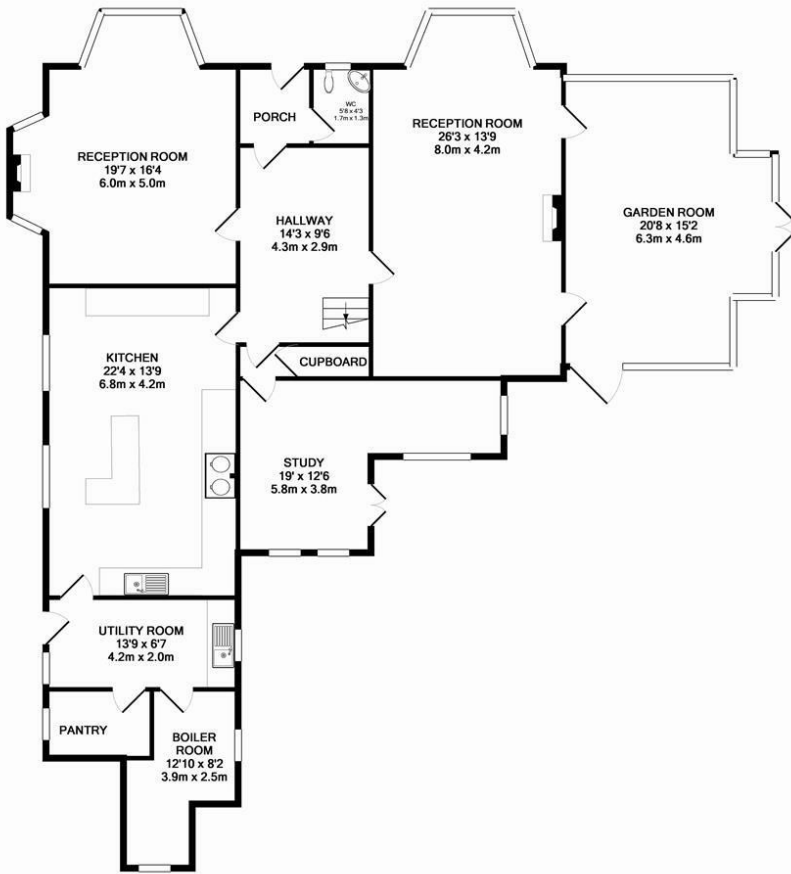
Mortgage Advice.

We would also like to take this opportunity to remind you that independent mortgage advice is available to you. Please contact your local branch office to arrange an appointment. Please note that just because you may be considering using one of our services, there is no obligation to use any of our other services.

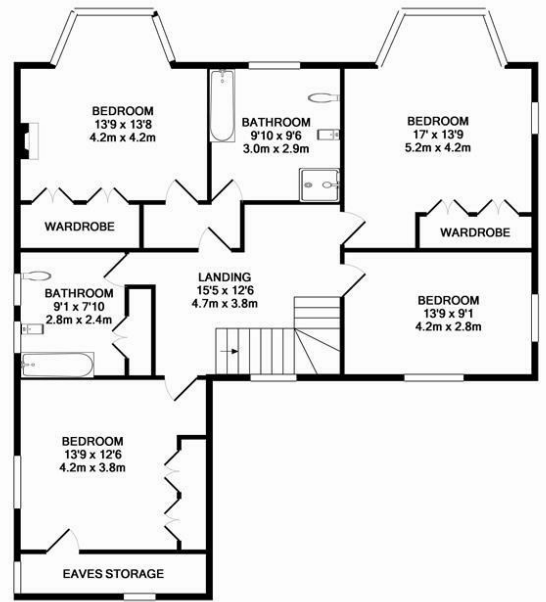
Disclaimer

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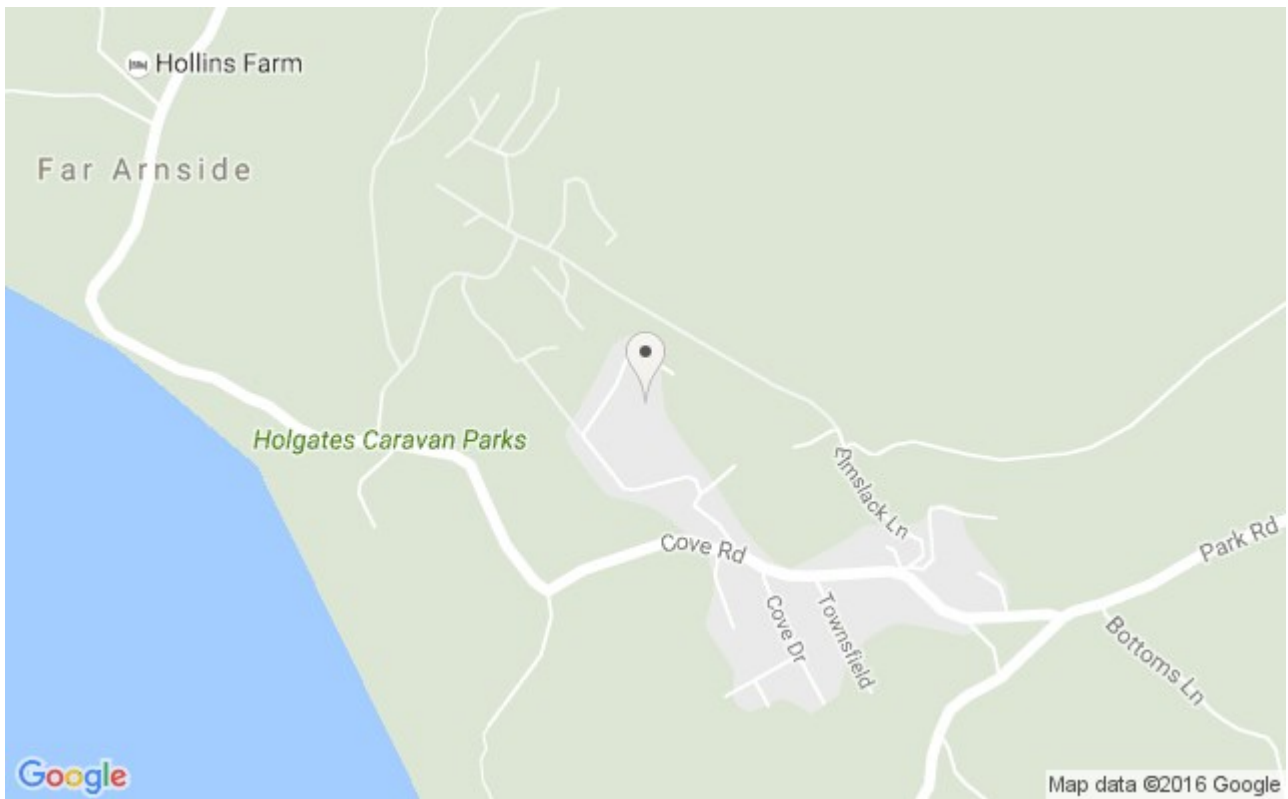
GROUND FLOOR
APPROX. FLOOR
AREA 1781 SQ.FT.
(165.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1099 SQ.FT.
(102.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 2881 SQ.FT. (267.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
A	B	A	B
84	52	75	41
<small>Very energy efficient - lower running costs</small> <small>EU Directive 2002/91/EC</small>		<small>Very environmentally friendly - lower CO₂ emissions</small> <small>EU Directive 2002/91/EC</small>	

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