

Yealand Conyers

£625,000

Pump House, 14 Yealand Road, Yealand Conyers, Carnforth, LA5 9SG

Welcome to Pump House, a truly unique barn conversion, full of charm, character and individuality, set within the picturesque village of Yealand Conyers. Offering a wonderful blend of traditional features, versatile living spaces and delightful gardens, this three-bedroom home provides the perfect setting for those seeking a more relaxed countryside lifestyle. Whether enjoying cosy evenings by the fire, entertaining family and friends in the garden or making the most of the surrounding countryside, Pump House offers a home that is as distinctive as it is inviting. With an impressive two-storey barn, ample parking and plenty of space to make your own, this is a property with so much to offer.

Quick Overview

Unique Three-Bedroom Barn Conversion

Period Features Throughout

Ground Floor Bathroom & First Floor Shower Room

Generous and Versatile Living Areas

Delightful & Well Maintained Gardens

Impressive Two-Storey Barn Attached

Sought After Village Location

Well Regarded Schools Nearby

Off Road Parking

Ultrafast Broadband Available*

Property Reference: C2731

3	2	2	C	*Ultrafast Broadband*	*Off Road Parking*



Entrance Hall



Bedroom Two



Bedroom Three



Bathroom

Enter through the front door into a welcoming entrance hall. To the left, the open-plan dining lounge and kitchen provide an ideal setting for family mealtimes and entertaining guests. Full of warmth and character, this inviting space features exposed beams and a charming fireplace, creating a cosy yet versatile heart to the home. The shaker-style kitchen is fitted with a range of wall and base units, tiled splashbacks and butcher-block-style worktops. Integrated appliances include an induction hob with extractor, double oven, fridge and dishwasher, alongside a 1.5-bowl stainless steel sink with drainer. A wonderful space for keen cooks, avid bakers and those who enjoy entertaining.

Leading off the kitchen, a useful utility room provides additional workspace and storage, complete with a Belfast sink, fridge and freezer, space for a washer/dryer and housing the boiler. With direct access to the garden, this is a particularly practical space for coming in from countryside walks, with plenty of opportunity to leave muddy boots and coats behind.

A handful of steps lead to two bedrooms and the family bathroom. Bedroom two is a comfortable double room with a small window, while bedroom three is currently arranged as a single bedroom with integrated furniture, although it offers the potential to accommodate a double bed.

The family bathroom is fitted with a three-piece suite comprising a bath with overhead shower, WC and wall-mounted wash basin. The thoughtful layout of this level also presents an excellent opportunity for those seeking a more lateral style of living, adding to the property's versatility and broad appeal.

An attractive exposed timber staircase leads to the first floor, where the accommodation continues to impress. The spacious living room is a real feature of the home, boasting an impressive vaulted ceiling, exposed beams and a gas fire. A wonderfully warm and inviting space in which to relax and unwind, enjoy time with family or retreat to for a little peace and quiet. A charming vintage spiral staircase leads to a minstrels gallery overlooking the living room. Offering a wealth of possibilities, this characterful space could be transformed into a reading nook, home study or simply enjoyed as an attractive gallery area. A Velux window allows natural light to filter through, enhancing the appeal of this unique feature.

Further along the first floor, the principal bedroom is an impressive and generously proportioned room, featuring a high vaulted ceiling, exposed beams and useful overhead storage accessed via a period door. There is ample room for a double bed and additional freestanding furniture, while dual-aspect windows allow plenty of natural light to flood the space.

An additional office/study provides valuable flexibility, ideal for those working from home, or equally suited to use as a dressing room or quiet reading space.

The first floor is further complemented by a separate shower room, fitted with a walk-in shower, wall-mounted WC and wash basin.

The gardens complement the property beautifully, with an attractive cottage-style design, carefully maintained borders, raised vegetable beds and a generous lawned area. A charming gazebo, adorned with climbing wisteria, provides a delightful shaded spot in which to relax, while a larger patio offers the perfect setting for outdoor entertaining, complete with a barbecue area and external power socket. A water feature sits amongst the established planting, while a traditional old pump provides a fitting nod to the property's name.

The barn is accessed through substantial period doors and offers a wealth of character, featuring a traditional cobbled floor, power and lighting. A timber ladder leads through a hatch to the upper mezzanine level, which extends across the full footprint of the barn. Currently utilised for storage, this additional space offers considerable potential and could lend itself to a variety of uses, subject to any necessary consents.



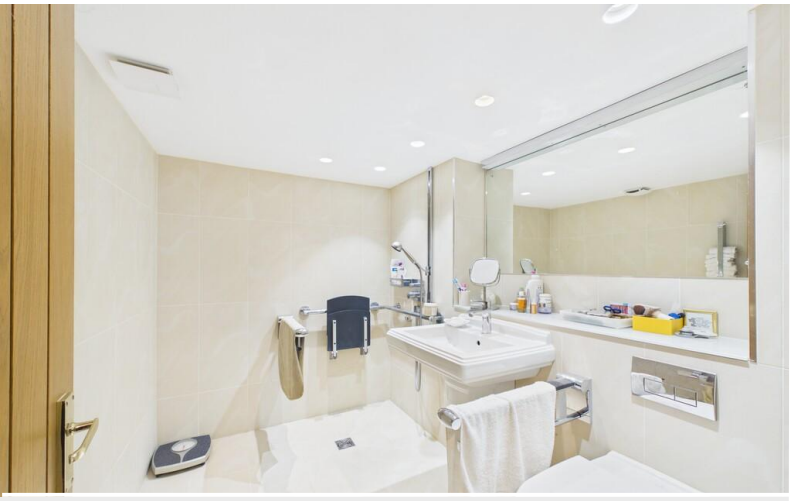
Dining Lounge



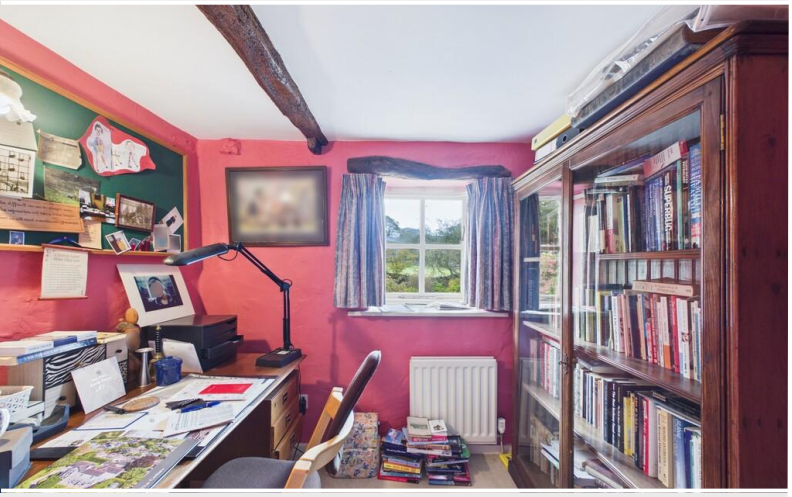
Kitchen



Bedroom One



Shower Room



Office



Living Room

Gravelled parking is conveniently positioned close to the house and barn/garage, with a further parking area providing ample space for visitors and convenient turning. In total, the property comfortably accommodates parking for at least four vehicles.

Yealand Conyers is a picturesque village nestled in the beautiful Lancashire countryside. Known for its historic charm, traditional cottages and stunning rural surroundings, it offers a peaceful setting full of character and natural beauty.

Accommodation (with approximate dimensions)

Entrance Hall 19' 4" x 6' 6" (5.89m x 1.98m)

Dining Lounge 19' 4" x 14' 6" (5.89m x 4.42m)

Kitchen 11' 11" x 9' 11" (3.63m x 3.02m)

Utility 6' 8" x 10' 4" (2.03m x 3.15m)

Bedroom Two 11' 4" x 8' (3.45m x 2.44m)

Bedroom Three 7' 7" x 14' 7" (2.31m x 4.44m)

Bathroom

First Floor

Living Room 19' 5" x 25' 10" (5.92m x 7.87m)

Minstrels Gallery 14' 1" x 13' 7" (4.29m x 4.14m)

Study 7' 1" x 7' 5" (2.16m x 2.26m)

Bedroom One 19' 4" x 14' 7" (5.89m x 4.44m)

Shower Room

Barn 1 19' 7" x 9' 8" (5.97m x 2.95m)

Barn 2 19' 4" x 9' 8" (5.89m x 2.95m)

Property Information

Tenure Freehold (Vacant possession upon completion).

Council Tax Band G - Lancaster City Council.

Services Mains gas, water and electricity.

Private Drainage 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.

Directions From the Hackney & Leigh Office follow the road out of Carnforth towards Warton. On entering the village travel along Main Street, keep going through the village continuing onto Hyning Road for approximately 1/2 a mile before turning left onto Yealand Road, Pump House is a short way down on your Right and can be located by our 'For Sale' sign.

What3Words ///utensil.dated.scarred

Viewings Strictly by appointment with Hackney & Leigh.



Living Room



Minstrels Gallery



Garden



Garden

Request a Viewing Online or Call 01524 737727

Meet the Team

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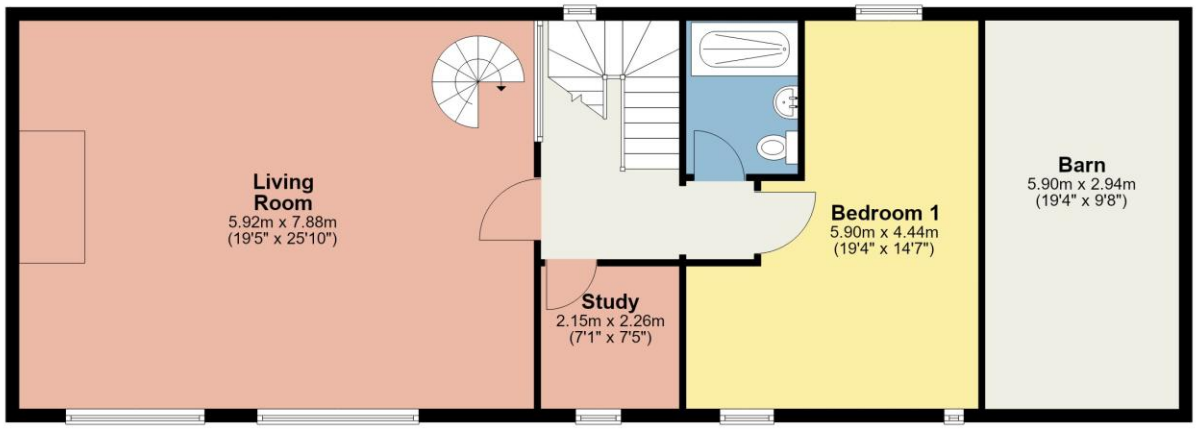
Ground Floor

Approx. 101.8 sq. metres (1096.1 sq. feet)



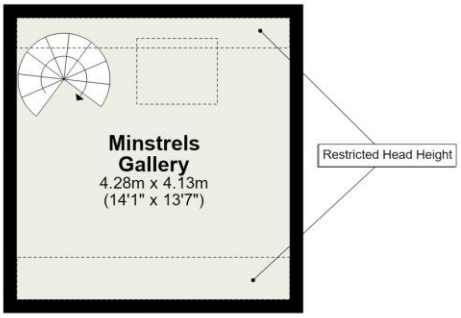
First Floor

Approx. 96.2 sq. metres (1035.7 sq. feet)
(excluding unnamed room)



Mezzanine

Approx. 17.7 sq. metres (190.3 sq. feet)



Total area: approx. 215.7 sq. metres (2322.1 sq. feet)

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF: Plan produced using PlanUp.

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