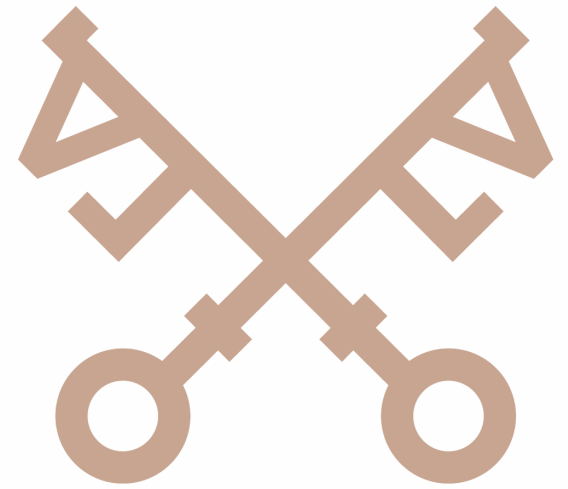




Waithman's House, Yealand Conyers



WALTHMAN'S HOUSE, YEALAND CONYERS



There are certain homes where the setting, history and architecture come together to create something particularly special. Walthman's House is one of them. Set within approximately 3.78 acres in the beautiful village of Yealand Conyers, this handsome Grade II listed Georgian residence offers substantial accommodation, wonderful gardens and grounds, and the increasingly rare opportunity to enjoy genuine country living without feeling remotely isolated.

Dating from the early 1800s and subsequently extended during the Victorian period, the house has evolved over generations into an impressive family home of considerable scale. Behind its wonderfully traditional façade lies accommodation arranged across three floors, with six double bedrooms, several reception rooms, extensive cellars and substantial former coach house garaging, all surrounded by mature gardens and adjoining land.

Walthman's House has the quiet confidence that comes with a property that has stood here for more than two centuries. Its Georgian origins remain immediately apparent, with handsome proportions, sash windows and beautifully balanced elevations, while later additions have given the house the space and flexibility demanded of a modern family home.

Period details remain throughout, including high ceilings, deep skirting boards and a traditional Victorian tiled entrance, but this is not a house that feels preserved in time. Instead, it has been adapted and extended as generations have lived here, resulting in a wonderfully individual home that now offers its next owners an exciting opportunity to make their own mark. At first glance, the traditional frontage gives little indication of quite how substantial the property is. Once inside, Walthman's House begins to unfold.





Take a closer look...



Property Type:

*Detached
Property*

Square Footage:

4715_{sqft}

Council Tax Band:

G

EPC Rating:

D

Tenure

Freehold



Why Yealand Conyers?

YEALAND CONYERS IS A PARTICULARLY ATTRACTIVE VILLAGE SITUATED WITHIN THE ARNSIDE & SILVERDALE NATIONAL LANDSCAPE, AN AREA CELEBRATED FOR ITS LIMESTONE SCENERY, WOODLAND, WILDLIFE AND REMARKABLE VIEWS ACROSS MORECAMBE BAY.

DESPITE THE RURAL SURROUNDINGS, CONNECTIONS ARE EXCELLENT. THE A6 PROVIDES STRAIGHTFORWARD ACCESS TOWARDS CARNFORTH, LANCASTER AND KENDAL, WHILE JUNCTION 35 OF THE M6 IS ONLY A SHORT DRIVE AWAY. RAIL CONNECTIONS ARE AVAILABLE FROM NEARBY CARNFORTH, WITH LANCASTER PROVIDING WEST COAST MAIN LINE SERVICES INCLUDING DIRECT TRAINS TOWARDS MANCHESTER AND LONDON EUSTON. FAMILIES ARE PARTICULARLY WELL CATERED FOR. THERE IS PRIMARY SCHOOLING WITHIN THE VILLAGE, WHILE THE WIDER AREA PROVIDES ACCESS TO A STRONG SELECTION OF STATE AND INDEPENDENT SCHOOLS, INCLUDING LANCASTER'S HIGHLY REGARDED GRAMMAR SCHOOLS. YEALAND CONYERS ITSELF RETAINS A GENUINE SENSE OF COMMUNITY. VILLAGE LIFE IS COMPLEMENTED BY BEAUTIFUL WALKS STRAIGHT FROM THE DOORSTEP, WHILE THE NEW INN IS ONLY A SHORT STROLL AWAY AND PROVIDES THE SORT OF TRADITIONAL VILLAGE PUB THAT MANY PEOPLE HOPE TO FIND WHEN MAKING THE MOVE TO THE COUNTRYSIDE. THE WIDER SURROUNDINGS ARE EQUALLY COMPELLING. LEIGHTON MOSS, SILVERDALE, ARNSIDE AND MORECAMBE BAY ARE ALL NEARBY, WHILE THE LAKE DISTRICT NATIONAL PARK CAN BE REACHED WITH EASE.

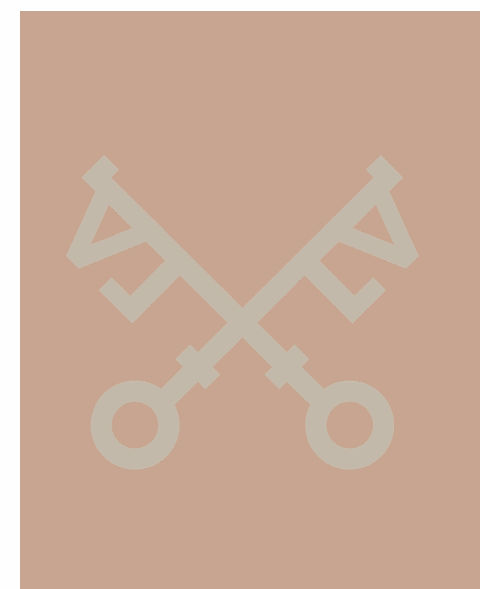
Waithman's House, Yealand Conyers





WAITHMAN'S HOUSE IS IMPRESSIVE ON PAPER: SIX DOUBLE BEDROOMS, MULTIPLE RECEPTION ROOMS, EXTENSIVE ANCILLARY ACCOMMODATION AND APPROXIMATELY 3.78 ACRES. BUT ITS APPEAL GOES CONSIDERABLY FURTHER THAN NUMBERS. THIS IS THE SORT OF HOUSE WHERE CHILDREN CAN GROW UP WITH FIELDS BEYOND THE GARDEN. WHERE SUMMER EVENINGS CAN BE SPENT OUTSIDE UNTIL THE LIGHT DISAPPEARS BEHIND THE COUNTRYSIDE. WHERE CHRISTMAS MEANS FILLING THE BEDROOMS WITH FAMILY AND GATHERING EVERYONE AROUND A PROPER DINING TABLE. AND WHERE THERE IS ENOUGH SPACE FOR THE HOUSE TO ADAPT AS LIFE CHANGES OVER THE YEARS. IT HAS BEEN A MUCH-LOVED FAMILY HOME AND NOW PRESENTS ITS NEXT OWNERS WITH THE OPPORTUNITY TO SENSITIVELY UPDATE AND ENHANCE ITS INTERIORS, CREATING SOMETHING ENTIRELY THEIR OWN WHILST BECOMING CUSTODIANS OF A PROPERTY WITH MORE THAN TWO CENTURIES OF HISTORY. FOR THOSE SEARCHING FOR CHARACTER, LAND, SPACE AND A GENUINE COUNTRY LIFESTYLE WITHOUT COMPROMISING ON CONNECTIVITY, WAITHMAN'S HOUSE REPRESENTS AN INCREASINGLY RARE OPPORTUNITY IN ONE OF NORTH LANCASHIRE'S MOST BEAUTIFUL SETTINGS.













WHERE CAN I FIND...



The Closest Schools?

Yealand Church of England Primary
School
- 3 Minute Drive & 15 Minute Walk
Carnforth High School - 8 Minute
Drive



Somewhere Nice to Walk the Dog?

Miles of endless rambling
right on your doorstep



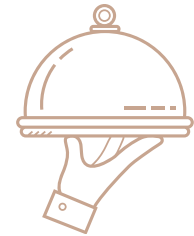
The Local Shop?

Booths, Aldi & Co-op in
Carnforth - 10 Minute Drive



A Refreshing Pint?

The Longlands Hotel - 5 Minute
Drive



A Delicious Meal?

The New Inn, Yealand - 1
Minute Drive & 3 Minute
Walk



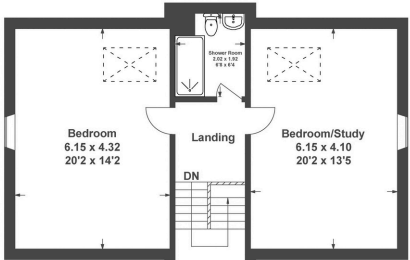
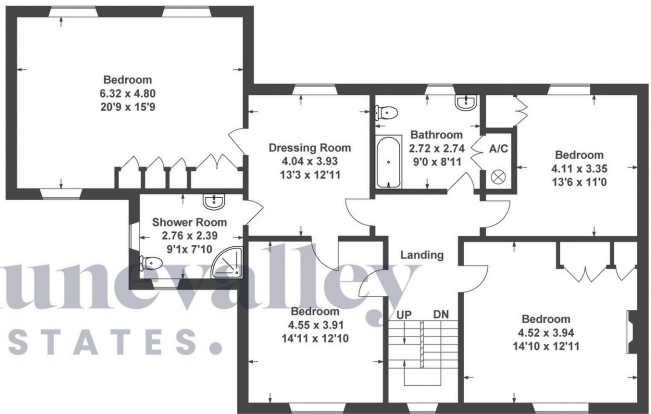
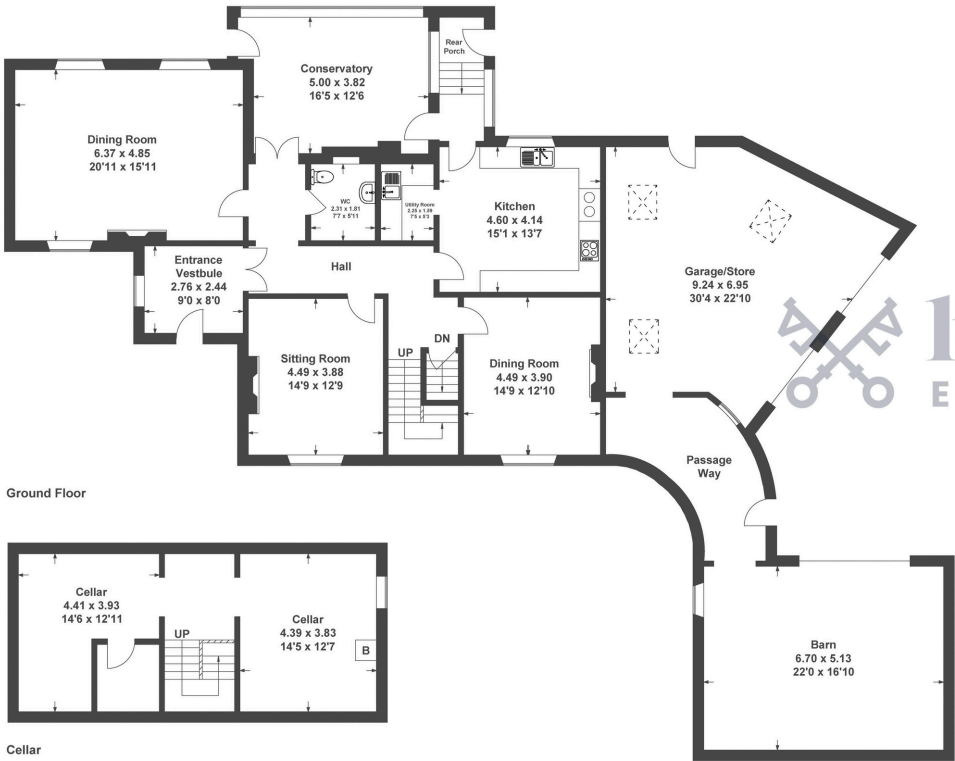
Closest Transport Links

Quaker Old School Bus Stop -
2 Minute Walk
Carnforth Railway Station - 10
Minute Drive





Approximate Gross Internal Area : 438.03 sq m / 4715 sq ft
Garage/Store : 44.05 sq m / 474 sq ft
Total : 482.08 sq m / 5189 sq ft

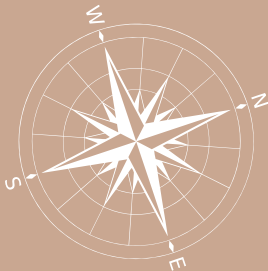


Ground Floor

First Floor

Second Floor

Cellar



Whilst every attempt has been made to ensure the accuracy of this floorplan, 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.

Waithman's House, Yealand Conyers

Waithman's House, Yealand Road, Yealand Conyers, LA5 9SF



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