



PUMP HOUSE, 14 YEALAND ROAD, YEALAND CONYERS, CARNFORTH, LANCASHIRE, LA5
9SG
£795,000

MILNE MOSER
SALES + LETTINGS

PUMP HOUSE, 14 YEALAND ROAD
YEALAND CONYERS
CARNFORTH
LA5 9SG



3



3



2



GARAGE/BARN
& PARKING

OVERVIEW

Quirkily converted, charmingly unique and sympathetically presented - where do we start with this beautiful barn conversion! An eye for detail has been evident during the conversion with many features enhanced or repurposed from other buildings - some of the internal doors have been salvaged from a church, the spiral staircase from a post office and a wonderful wrought metal internal window from a dairy, all skilfully blended with exposed beams, thick set walls and period windows. The current layout offers versatility - on the ground floor is a good sized family dining space, kitchen and a utility plus two bedrooms and a bathroom. Moving to the first floor is an impressive sitting room with a vaulted ceiling height of 13' 10" (4.22m) and a minstrels gallery. There is a further master bedroom, wetroom and study on the first floor. Moving outside, the current owners have created a wonderful garden space using traditional cottage planting, seating and entertaining areas plus a pond with water feature. The attached barn/garage offers further potential and is currently used for storage and there is ample parking and turning space. A viewing is highly recommended to appreciate this fantastic family home.

ACCOMMODATION

A period glazed front door leads into:

HALLWAY

A welcoming entrance with a wealth of character and charm. Wood block floor, a radiator, four wall lights and a built-in





cupboard with pitch pine door. Stairs with exposed woodwork lead to the first floor.

DINING/FAMILY ROOM

14' 6" x 19' 1" (4.42m x 5.82m)

A lovely generous space with a large double glazed window overlooking the garden plus two period windows. Exposed beams, spotlighting, two picture lights and two radiators. Open to the kitchen area.

KITCHEN

9' 9" x 11' 9" (2.97m x 3.59m)

Fitted with white farmhouse style base and wall units, wood block worktop, tiled splashbacks and a one and a half bowl stainless steel sink with drainer. Induction hob with hood above, an electric double oven plus integrated fridge, freezer and dishwasher. There is spotlighting to the ceiling, a window to the rear and borrowed light feature wrought metal window to the utility room.

UTILITY ROOM

10' 4" x 6' 8" (3.16m x 2.02m)

A door leads to the front courtyard and garden. There are built in cupboards - one housing the hot water cylinder, plumbing for a washing machine, a butler sink and wood block worktops. Wall mounted Ideal boiler, hanging for coats, tiled splashbacks and a ceiling light.

BEDROOM

14' 7" x 7' 5" (4.43m x 2.27m)

A window faces the front aspect and there is a built-in pine wardrobe and overbed storage, two wall lights and a radiator. Further low level recessed cupboard.



BEDROOM

7' 11" x 11' 2" (2.40m x 3.40m)

A window faces the rear elevation. Two wall lights and a radiator.

BATHROOM

5' 9" x 7' 8" (1.74m x 2.34m)

Having a high end feel and fitted with a bath with shower above, a concealed cistern WC and half pedestal hand basin. Chrome heated towel rail, an extractor, downlights, under floor heating and mirrored wall cabinet with light and shaver point. Fully tiled walls.

STAIRS & LANDING

With lots of exposed beams and woodwork, the landing and stairwell is truly charming. There is a window on the stairs, a radiator, spotlight and wall light.

SITTING ROOM

25' 8" x 19' 2" (7.82m x 5.85m)

An impressive room with exposed beams, vaulted ceiling and large fireplace set with a gas fired woodburner and bookshelves to one side. A wrought metal spiral staircase leads up to the minstrels gallery and there are wall and picture lights, a ceiling light and two radiators.

MINSTRELS GALLERY

13' 6" x 12' 11" (4.12m x 3.93m)

An ideal second study, hobby or reading space. A large Velux rooflight, two ceiling lights and access to eaves storage. Wood banister/gallery looking down into the sitting room.

STUDY

7' 5" x 7' 1" (2.26m x 2.15m)

Window overlooking the front garden. Wall light and a radiator.

BEDROOM

15' 1"/7' 11" x 19' 5"/6' 9" (4.60m/2.41m x 5.93m/2.06m)

A generous master bedroom with two windows to the front and one to the rear aspect. High level storage, vaulted ceiling, a wall light and two radiators.

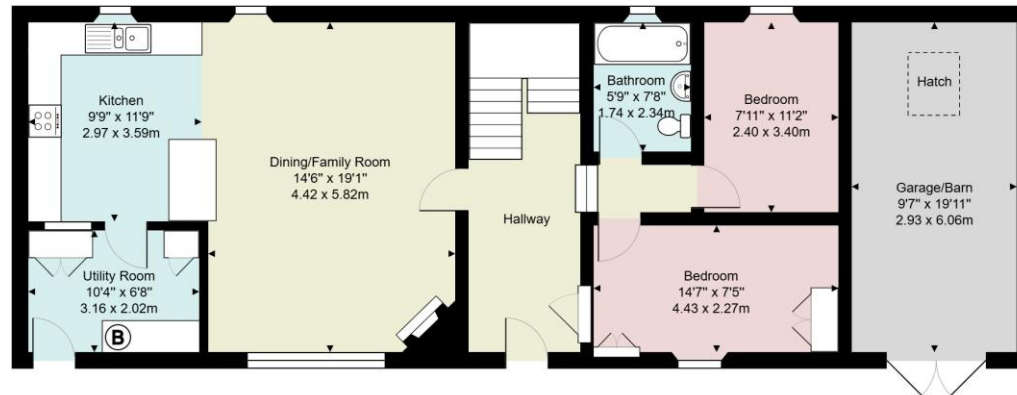
WETROOM

5' 7" x 7' 11" (1.69m x 2.42m)

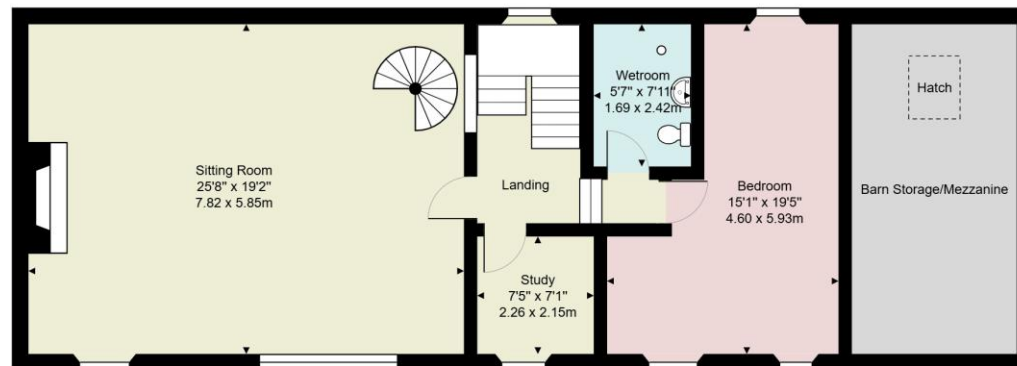
Fully tiled, the stylish wetroom is fitted with a concealed cistern WC, half pedestal hand basin and an open shower area with fixed head and riser spray. There is an inset mirror, downlights, a radiator, extractor and under floor heating.



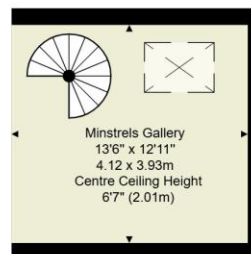




Ground Floor



1st Floor



Approx. Total Area: 2426 ft² ... 225.4 m²

This plan is for illustrative purposes only and should be used as such by any prospective purchasers. The appliances and systems shown have not been tested and no guarantee to their operability or efficiency can be given. Measurements are approximate and for display purposes only



EXTERNAL

The gardens enhance the property perfectly - planted in a cottage style with well-tended herbaceous borders, raised veg beds and a lawn area. A pretty gazebo with wisteria clambering up provides somewhere shady to sit and there is a larger patio with barbecue area and external socket. A water feature has been surrounded by lush planting and there is even an old pump to stay true to the property name. There is gravelled parking close to the house and barn/garage plus an additional area perfect for visitors and turning - at least four cars can be accommodated in total.

BARN/GARAGE

9' 7" x 19' 11" (2.93m x 6.06m)

Heavy period doors lead into the barn and there is cobbled flooring, power and light. A wooden ladder and hatch lead to the upper floor/mezzanine. Having the same footprint as the barn below, the mezzanine is currently used for storage.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

DIRECTIONS

From the A6, turn towards Yealand Conyers on Dykes Lane. Follow up into the village, turning left onto Yealand Road. Pass Peter Lane on the right. Pump House, no 14, is located to the left hand side. Follow the driveway in and round to the left. There are two spaces on the left and additional space in front of the garage/barn.
[what3words///sake.curly.washable](https://www.what3words.com/sake.curly.washable)

GENERAL INFORMATION

Services: Mains Water, Electric and Gas. Shared private drainage. The septic tank replaced in 2023. Under the General Binding Rules 2020, we ask buyers make their own investigations regarding the septic tank and take advice from their mortgage lender or legal advisors.

Tenure: Freehold. Driveway access must be maintained for the neighbouring properties. A yew tree within the garden has a tree preservation order.

Council Tax Band: G

To check Broadband and Mobile phone coverage, click on our Key Facts for Buyers report online if available or visit www.ofcom.org.uk/phones-telecoms-and-internet/coverage

MILNE MOSER

SALES + LETTINGS

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