



Milnthorpe Road, Yealand Conyers, Carnforth, LA5 9RJ

Offers in the Region of £895,000





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Carnforth, LA5 9RJ

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3 Bedrooms



2 Bathrooms

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- Exceptional detached barn conversion, situated in an elevated position.
 - Beautifully presented throughout and benefiting from Planning Consent for additional bedroom and living accommodation.
 - Established gardens and grounds, with outstanding views.
 - Situated in approximately 3.88 acres (1.57 hectares) of gardens, grounds and land.
 - Detached double garage, car port and extensive parking space.
 - Highly accessible location and within catchment for excellent local schools.



Offering an exceptional detached barn conversion, within approximately 3.88 acres, or thereabouts, this property offers stunning countryside views, beautifully established gardens and exciting potential for further expansion.

Nestled within a picturesque rural setting, Winder Barn is a superb property that blends contemporary comfort with character. Enjoying an elevated position, surrounded by it's own gardens and land, the property enjoys complete privacy, far-reaching views and an exceptional sense of space, all whilst remaining in a highly accessible location.



Yealand Conyers is a sought-after village, set within the Arncliffe and Silverdale Natural Landscape. The location is surrounded by woodland walks, limestone pavements and rolling countryside. The village offers a superb quality of life, with a popular village pub, school and excellent links to public transport

The nearby market town of Camforth provides additional amenities for everyday life, as well as excellent transport links via the Railway Station to the West Coast Mainline, giving access to London, Manchester and Glasgow. The M6 is easily accessed by Junction 35, which is approximately 5 minutes away, and the stunning scenery of the Yorkshire Dales and Lake District National Parks are on-hand to be enjoyed.





For the family market, there are some excellent local schools, including the village primary school and secondary schools which include QES at Kirkby Lonsdale, Dallam and the Grammar Schools in Lancaster.

Beautifully maintained, the accommodation is both stylish and practical, having been completed only a few years ago, and the impressive open-plan living space is ideal for everyday family life.

A welcoming entrance hall is set at the front, leading to an impressive open plan living / kitchen / dining space. Flooded with natural light from the windows to three elevations, this superb room has been thoughtfully designed to create distinct areas for cooking, dining and relaxing whilst retaining a feeling of openness. The generous proportions make it ideal for family life and entertaining, whilst enjoying the superb views across the gardens and open countryside beyond.

The kitchen is well-appointed with an extensive range of fitted units and generous work surfaces set around a central island. Integral appliances complete this stylish and practical space.

The ground floor is completed with a useful cloakroom and WC.







To the first floor, a galleried landing creates a great sense of space and openness and is abundantly filled with natural light. The principal bedroom is an impressive room, with a floor window providing an outlook across open countryside. This room also enjoys a contemporary ensuite shower room. The remaining bedrooms are also well-presented, with attractive views over the surrounding landscape and provide double bedrooms.

A spacious family bathroom completes the first floor accommodation and is fitted with a free-standing bath and large separate shower cubicle, WC and wash hand basin.

A valuable feature of the property is the benefit of an extant planning consent allowing a substantial extension. Comprising a single-storey side addition and a two-storey rear extension this consent increases both the living accommodation and overall functionality of the property. With consent already in place this is a ready to go opportunity.



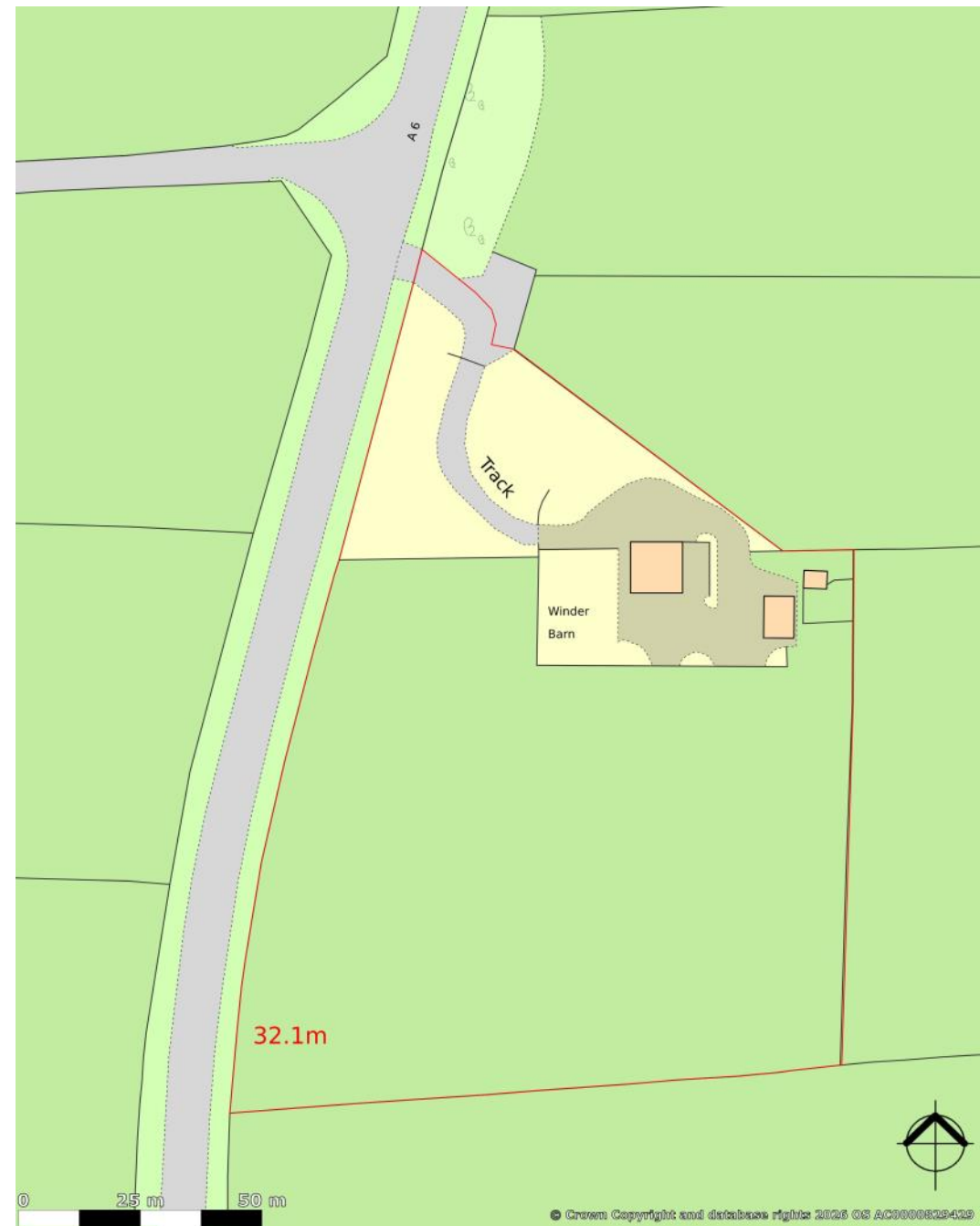


Outside, the approach to Winder Barn sets the tone with a sweeping driveway, leading to the established gardens. The gardens immediately outside the property are predominantly well-stocked flowering borders, with an expanse of lawn beyond.

Extending to approximately 3.88 acres, the grounds include formal garden areas and adjoining grazing land, as well as extensive driveway and parking area. This is ideally suited to those seeking small-holding, equestrian-type interests, or simply looking for open space and privacy. The elevated position allows the gardens to appreciate far-reaching views, creating an ideal setting for outdoor entertaining or quiet relaxation throughout the seasons.

A substantial double garage and adjoining car port provide excellent parking, storage and a workshop space, with a further space beyond for additional parking, should this be required.





General Remarks

Services : Mains electric, mains water and oil fired heating. Drainage is via private drainage which we believe complies with the general binding regulations.

Please note : Armitstead Barnett LLP have not tested any of the above services and purchasers should satisfy themselves as to their presence and working condition prior to exchange of contracts.

Parking : On site for several vehicles.

Construction Type : Stone under slate converted barn

Local Authority : Lancaster City Council **Council Tax :** F

Restrictive Covenants : Please note, the property Title contains Restrictive Covenants which are available from the selling agent.

Conservation Area: The property is not within a conservation area.

Listed Building : No

Broadband : BARN is connected.

Footpaths, bridleways : We are not aware of any footpaths or bridleways affecting the property.

Flooding : According to the Environment Agency website the property sits in Flood Zone 1.

Planning Consents affecting the property : The property has the benefit of planning consent which is an extant consent which provides for a single storey side extension and a two storey rear extension. The plans can be seen under planning reference - 22/01560/FUL. The garage has already been constructed.

Easements, Wayleaves and Rights of Way : The property is sold subject to and with the benefit of all rights of way whether public, private, light support, drainage, water, electricity and other rights and obligations, easements and quasi-agreements and restrictive covenants and all existing proposed wayleaves for masts, pylons, stays, cables, drains, water, gas and other pipelines whether referred to in these particulars and stipulations or not. Please note, the access is subject to a right of way to the neighbouring agricultural land.

What3Words : ~~///monkeys.caused.aboard~~

Title & Tenure : Freehold with vacant possession upon completion.

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of Emma Hodkinson BSc (Hons) MRICS FAAY MNAEA tel: 01539 751 993.

Money Laundering Regulations Compliance : Please bear in mind, that Armitstead Barnett will require from any purchaser looking to offer on a property, details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors' contact details and 2 forms of identification. We will also undertake an electronic identity check which will leave a soft ID print, but will not affect credit rating.

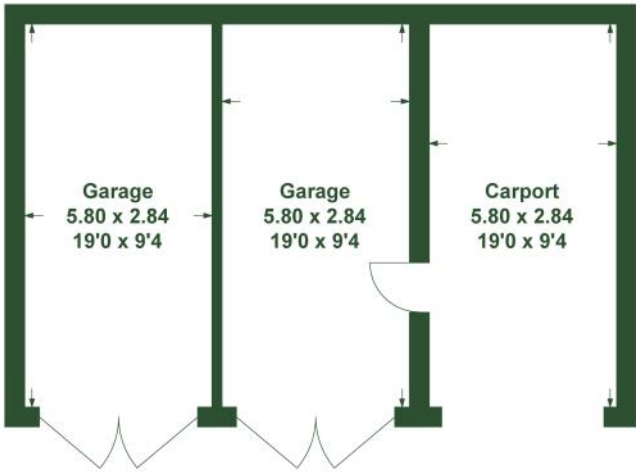
Mortgage Referrals : We refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would receive a referral fee, typically between £100 and £700 per successful referral, which leads to mortgage adviser earning commission from them, for recommending you to them.

Method of Sale : The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers.

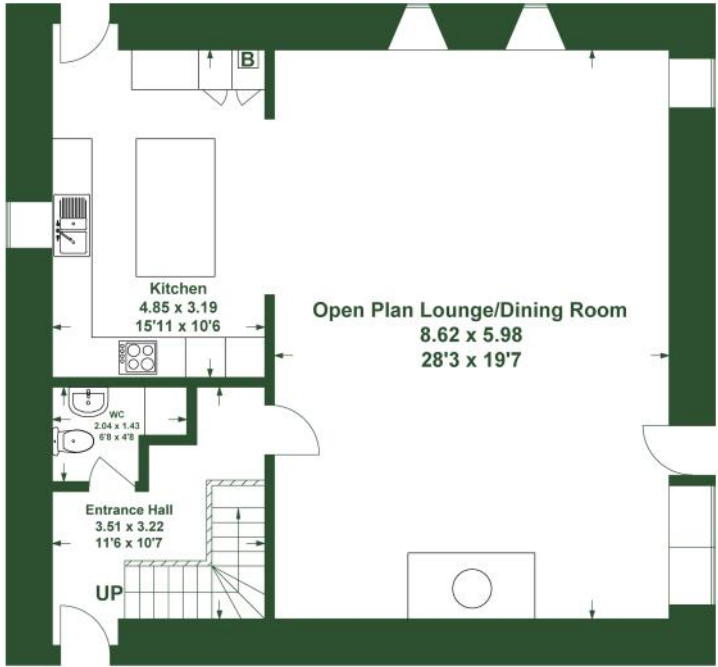
PHOTOS TAKEN JULY 2026



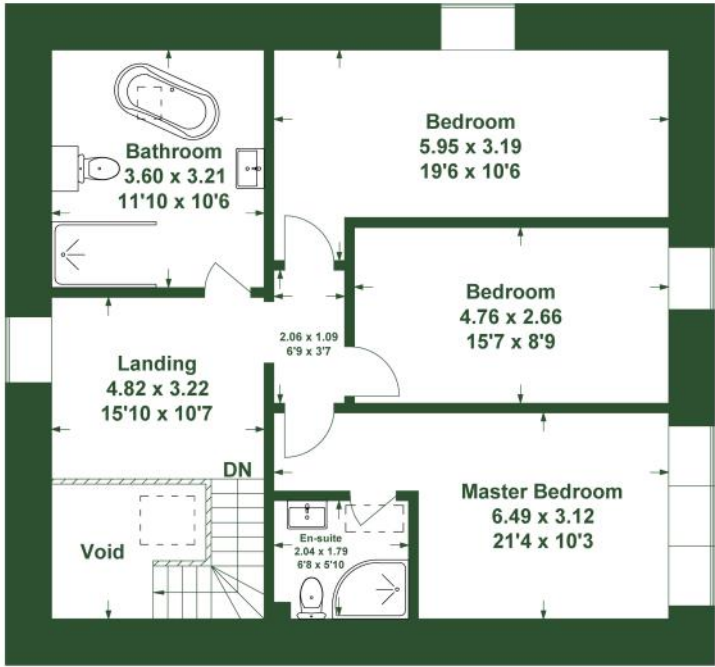
Approximate Gross Internal Area : 157.56 sq m / 1696 sq ft
Garage : 33.81 sq m / 364 sq ft
Total : 191.37 sq m / 2060 sq ft
(Excluding Carport)



Garage/Carport



Ground Floor



First Floor

This floorplan is for illustrative purposes only, it is not drawn to scale.
Any measurements/ floor areas (including any total floor area)
and orientation are approximate.
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Amittstead Barnett for themselves and the vendors or lessors of this property whose agents they are given notice that:

01. All descriptions, plans, dimensions, references to conditions or suitability for use and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser or tenant should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. 02. Any electrical or other appliances at the property have not been tested nor have the drains, heating, plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract. 03. No person in the employment of Amittstead Barnett LLP has any authority to make any representations or warranty whatsoever in relation to this property. 04. These particulars are produced in good faith and set out to the general outline only for the guidance of intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or Contracts nor any part thereof. 05. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing Lease or Tenancy document or Agreement as to the term, rent, rent deposit, conditions and or covenants (if any) affecting the property. 06. All correspondence (whether marked or not) and all discussions with Amittstead Barnett LLP and or their employees regarding the property referred to in these particulars are subject to contract.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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