



Oak House
Windermere | The Lake District | LA23 2HE

OAK HOUSE





Welcome to Oak House, Langdale Crescent, Windermere, LA23 2HE

Oak House is a naturally well-lit and spacious contemporary house in Windermere constructed over the course of 2002-3 as a self-build project by the architect.

The design focuses on an aesthetic of stripped back simplicity, clean lines, minimal fuss and uncluttered spaces with a carefully composed palette of colour and materials featuring white painted walls and internal joinery, oak floorboards and feature staircase, sleek slab doors with stainless steel ironmongery and stone tiles. The property radiates a calm and restful ambiance that feels unhurried, relaxing and purposeful.

The design reduces elements to their essential components, focusing on what is important while removing distractions. In this way, the abundant natural light, the views and the volume of the space are the focus of attention.

Built on a sloping site that has been excavated to maximize the accommodation, there is an outstanding open plan living area complemented by a utility room, five bedrooms, a snug/sixth bedroom, three bath and shower rooms. The house has been skillfully designed with the option to remodel and create a lower ground floor self-contained suite for a dependent relative.

Gardens have been designed to have clean lines, minimal planting to reduce upkeep with lawns, seating decks and a wonderful west facing roof terrace. There is a single integral garage with driveway parking for several cars.

This is a property that radiates tranquility, where architectural restraint allows natural light, impressive views and spatial flow to take centre stage. Purposeful in every detail, it offers a peaceful retreat that is both modern and timeless.

“ When I designed the house, it was a distinct possibility that my father would have to move in at some point. The master bedroom was designed to be able to be converted to a living room and kitchen installed where the wardrobe is located (the plumbing and drainage is installed in the cupboards in the porch). The bedroom adjacent to it would have become his bedroom. A door installed in the hall would have separated these rooms from the rest of the house. The double doors onto the small deck at the front would have provided a separate external access. In the end my father stayed in his own house, so this layout was never realised - it remains a possibility in the future.









Location

Langdale Cresent is positioned almost midway between Windermere and Bowness. A quiet cul de sac that is tucked away and offers a peaceful situation with no passing traffic. In an elevated location, there are panoramic views to the west of Claife Heights and the Langdale fells rising above the neighbouring roof tops, the west facing orientation also offers wonderful sunsets. The leafy setting creates a private enclave one where despite the proximity of two of Lakeland's busiest tourist hotspots, it feels a world away from the traffic and crowds.

Straight from the door you can enjoy a leisurely stroll into either town for drinks or to dine in one of the wide selection of restaurants and bars, a trip to the cinema or theatre. Offering a great quality of life, this is a super place to live as well as visit.

Between them, Windermere (1.1 mile) and Bowness (0.8 mile) offer an excellent range of local amenities and services with primary schools within walking distance, a choice of supermarkets (including regional favourite Booths), two Post Offices, doctors' and dentists' surgeries, opticians, hairdressers, barbers and vets. This is the ideal location for enjoying the wider Lake District with countless attractions and outdoor pursuits readily available as well as lots of footpaths straight from the front door. The nearest motorway access is J36 on the M6 with a main West Coast railway station at Oxenholme. The branch line connection in Windermere itself is a short walk away and has frequent services to Oxenholme.

“It's a great location. Between Bowness and Windermere, we can walk into both. The setting is very quiet with no passing traffic. It's perfect if you like to walk, we've a dog and are straight onto the footpath from the house and up onto Brantfell.



STEP INSIDE

Built into a sloping site to take full advantage of its elevated position and the impressive Lakeland views, this remarkable five/six bedroom detached house showcases light, space and effortless simplicity.

Set across two thoughtfully arranged floors, the accommodation has been expertly configured to provide flexible living, with a seamless blend of style and function.

Entrance is to the lower ground floor into an entrance vestibule with space to hang coats and store outdoor footwear. Step through into the hall which has a great provision of storage and rising staircase.

There are five well-proportioned bedrooms (three doubles and two singles), ceiling heights are purposefully higher than standard to create an airy feeling, and as most face north they remain cool in summer.

The principal suite has a wall of floor to ceiling wardrobes with sliding mirrored doors, French doors open to a deck in the front garden. The westerly outlook takes in the upper reaches of the Lakeland fells above neighbouring rooftops. The room has an ensuite shower room featuring a large shower with pebble base. Bedrooms 2, 3 and 4 have a leafy garden outlook, one having floor to ceiling wardrobes with mirrored doors. The fifth bedroom faces south and is currently a home office with fitted wall storage. Completing the lower ground floor is a house bathroom having a double ended bath with a shower over. Both the bathroom and ensuite shower room have contemporary floating wash basins and WCs and mirror fronted storage cabinets.

The ground floor is dedicated to a breathtaking open-plan living space - a celebration of volume, natural light and clean architectural lines. Complemented by a snug (which could also serve as a sixth bedroom), an additional shower room and a utility room with excellent storage provision, the layout caters to modern living with versatility and grace.

There is an immediate WOW factor with the open-plan living space. The bright and airy space is double height rising loftily up into the roof's apex with tall statement windows and French doors at either end. The front enjoys afternoon and evening sun and commands Lakeland views. Here the French doors enable spilling out to the roof terrace which could provide no better place for evening drinks soaking in the sunsets. French doors on the rear elevation open to a large deck, laid flush with the surrounding lawn; it's a sheltered area of the garden, private and being adjacent to the kitchen is ideal when dining outside.

A timeless oak floor runs throughout and has the comfort of underfloor heating. Here is space to cook, dine and recline. The size affords a seating area around the Morso multi fuel stove when it's colder and in warmer months. The kitchen is well equipped and has plenty of storage. An island unit provides additional workspace and extends into a breakfast bar. Between the kitchen and seating areas is ample room for a dining table arrangement. The room is wired for two pairs of conventional audio speakers that can be linked to an audio system; perfect for movie evenings or Friday night discos.

The bedroom layout is exceptionally flexible – up to six bedrooms but also with potential to repurpose rooms for home working, hobbies, media or as a playroom.



The main living space is a great family and party space. We've had some big Christmas celebrations here, some big Christmas trees too! The snug is perfect when a quiet space is needed, when our children were younger it was a TV room and now it's our most requested guest room with the adjacent shower room. With windows on all four elevations it's light, even on the dullest of days. The views are a constant changing delight; in winter when the leaves are off the trees, we see even more of the fells.

















Step outside

Gardens surround the house and echo the design ethos of the property's interior. Unfussy lawns and seating areas requiring minimal upkeep to allow more time for enjoying precious downtime. The rear garden is a real sun trap during most of the day, it's sheltered from the wind and great for outdoor breakfast and lunches, it includes a wildflower border and there is a small orchard to the south including apple, pear, plum, cherry and damson trees. The seating areas all benefit from a strong connection to the interior, enhancing the overall flow and blurring the boundaries between inside and out. A stream runs along the northern boundary, the vendor tells us that children and dogs love to play in it, as do the birds, "the sound of it, particularly at night, is very comforting".

There is a single integral garage with driveway parking for several cars with a conveniently placed EV charging point.



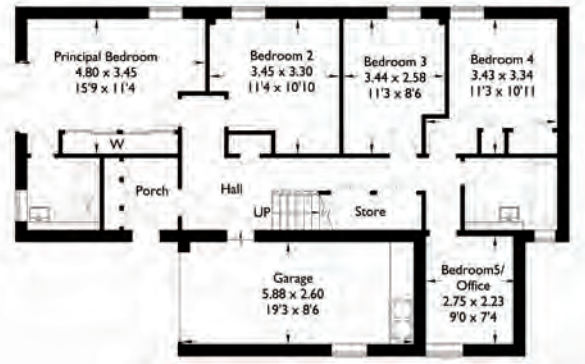


Oak House

Approximate Gross Internal Area : 164.01 sq m / 1765.38 sq ft
Garage : 15.23 sq m / 163.93 sq ft
Total : 179.24 sq m / 1929.32 sq ft

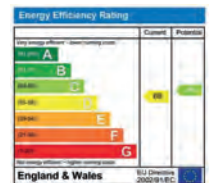


First Floor



Ground Floor

For illustrative purposes only. Not to scale.
Whilst every attempt was made to ensure the accuracy of the floor plan,
all measurements are approximate and no
responsibility is taken for any error.



FURTHER INFORMATION

On the road

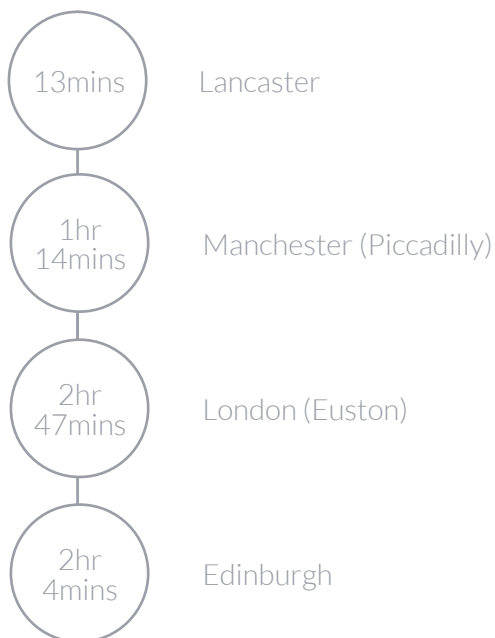
Windermere	1.1 miles
Bowness on Windermere	0.8 miles
Ambleside	5.6 miles
Kendal	9.6 miles
Hawkshead	10 miles
Grasmere	10.1 miles
Coniston	12.7 miles
Keswick	22.4 miles
Manchester	81.5 miles

Transport links

M6 J36	16.1 miles
Windermere railway station	1.2 miles
Oxenholme railway station	13 miles
Manchester airport	91 miles
Liverpool airport	96 miles

The above journey distances are for approximate guidance only and have been sourced from the fastest route on the AA website from the property postcode.

Rail Journeys



Based on approximate direct train journey times from Oxenholme train station on the main West Coast line. Train service durations vary, please check nationalrail.co.uk for further details.

Additionally, there is a branch line station at Windermere providing regular connections to Oxenholme station.

Schools

Primary

Goodly Dale Community Primary School
St Martin's and St Mary's CoE Primary School
St Cuthbert's Catholic Primary School
Windermere School (Independent)

Secondary

The Lakes School, Troutbeck Bridge
Windermere School (Independent)

Further Education

Kendal College
University of Cumbria (Ambleside campus)
Lancaster University

Directions

what3words [bulb.outlined.tolerable](#)

Download the **what3words** App or go online for directions straight to the property.

Mobile and broadband services

For information on broadband and mobile services at the property, we advise prospective purchasers to consult the Ofcom website: checker.ofcom.org.uk

Places to visit

The Brockhole Lake District Visitor Centre, Windermere
Historic houses - Beatrix Potter's house Hill Top, Wray Castle and Townend, Troutbeck (all of which are National Trust).
Blackwell, the Arts & Crafts house at Bowness on Windermere, Brantwood at Coniston, the Ruskin museum dedicated to John Ruskin.

Museums - Windermere Jetty Museum, Bowness on Windermere, the Lakeland Motor Museum at Backbarrow and the Laurel and Hardy Museum (Ulverston being the birthplace of Stan Laurel)

Steam railways - the Lakeside and Haverthwaite, Ravenglass and Eskdale

Lake cruises - on Windermere from the terminals at Bowness, Waterhead and Lakeside. Also, the steam yacht 'Gondola' on Coniston Water.

Live theatres at The Old Laundry in Bowness on Windermere and The Brewery in Kendal

Cinemas at The Royalty, Bowness on Windermere, Zeffirellis and Fellinis, both in Ambleside and The Brewery in Kendal
Classical and contemporary music concerts at Yewfield, Hawkshead Hill

Grizedale Forest - events, music and arts

Aquarium of the Lakes, Lakeside

Places to eat

Informal dining, cafes and pubs

Within walking distance there are lots of places to try in Windermere and Bowness including Boardwalk and Baha, both in Bowness on Windermere and in Windermere, Café Italia, San Pietro and Homeground.

Great walks nearby

Straight from the door, you might like to head on the adjacent footpath up via Matson Ground to Brantfell or over to Orrest Head, Millerground or Post Knott.

The 214 Wainwrights fells described in Alfred Wainwright's "Pictorial Guide to the Lakeland Fells" all lie within the boundary of the National Park and all but one are over 1,000 feet in height.

The Windermere Way, a 45 mile circuit of Windermere taking in the summits of Wansfell, Loughrigg Fell and Gummer's How as well as passing through the towns of Ambleside and Windermere.

The Dales Way, a 78.5 mile footpath from Bowness on Windermere to Ilkley in Yorkshire.

The Cumbria Way, a linear 70 mile linking Ulverston and Carlisle, passing through Coniston and Keswick. Primarily a low-level route with some high-level exposed sections.

Sport and recreation

Sailing and boating on Windermere (Royal Windermere Yacht Club and Windermere Motor Boat Racing Club), on Coniston (Coniston Sailing Club) and Ullswater (Ullswater Yacht Club).
Water sports and equipment hire at Fell Foot Park, Newby Bridge and wild swimming in many lakes and tarns, including at nearby Millerground.

Pools and spas at several local hotels

Kendal Leisure Centre and

Golf clubs at Windermere, two in Kendal and Grange over Sands

The Cumbrian Cycle Way, a long-distance route of 302 miles around Cumbria

Grizedale Forest - endless forest trails to explore on two wheels, foot or horseback as well as Go Ape tree top courses.

Parkrun on a Saturday morning at Fell Foot Park at Newby Bridge and Rothay Park, Ambleside

Cartmel Racecourse, a small National Hunt course with nine race days annually

Special occasions

Gilpin Hotel and Lake House, Linthwaite House, and The Samling, all in Windermere

L'Enclume and Rogan and Co, both in Cartmel

The Old Stamp House Restaurant and Lake Road Kitchen, both in Ambleside

Forest Side Hotel, Grasmere

Heft, High Newton

Services

Mains electricity, gas, water and drainage. Gas fired central heating from a Worcester boiler in the garage, this is to radiators except for the living kitchen where it is laid underfloor. Electric underfloor heating to the house bathroom and ensuite shower room. Heated towel rails in the bath and shower rooms. There is a central vacuum system which has an emptying point in the garage. Security alarm. EV charging point.

Guide price £ 1,100,000

Westmorland and Furness Council
Council Tax band G

Tenure
Freehold

Included in the sale

Fitted carpets, curtains, curtain poles, blinds, light fittings and domestic appliances as follows: all hoses, brushes and attachments for internal vacuum system, AEG oven and extractor fan, microwave, two Bosch fridges, Bosch washing machine, Freezer, Nardi dishwasher, Hotpoint tumble dryer (vented to outside) and Bosch washing machine.

Please note

A public footpath runs along the outside of the northern boundary.



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We value the little things that make a home

THE FINE & COUNTRY
FOUNDATION

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