





# Oakwood

Oakwood, Plantation Bridge, Kendal, LA8 9JA

Oakwood originally started life as a detached bungalow and in recent years has with skill and imagination been redesigned and extended into a 21st century five bedroom, five bathroom family home. The living space is of the highest quality being well proportioned and the large plot with its landscaped gardens provide plenty of space for outside entertaining and play.

A stream runs alongside a boundary to the side and the driveway with its secure gated entrance leads through to a large parking area with space for several vehicles and access to the excellent double garage. A home ideal for permanent living or holiday use in a discreet yet easily accessible location between Kendal and the South Lakeland village of Staveley.

## Quick Overview

- Five Bedroom Family Home
- Landscaped Gardens
- Secured Gated Entrance
- Large Parking Area
- Accessible Location





# Welcome

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Oakwood is a splendid family home that will appeal to different purchasers be it those seeking a home for all the family to live, work and play in, perhaps as their very own a bolt hole in the Lake District or even those seeking a property for the holiday letting market.

The current owners have with attention to detail created a well-planned, well balanced home which features open plan style living space with plenty of space for all the family. There are three bedrooms and three bathrooms on the ground floor together with a first-floor master bedroom suite and a guest suite both with dressing areas and bathrooms. Add on landscaped gardens, a detached garage, the parking and ready to move into condition and you get a home that is a must for your "to view list".



# Ground Floor

**Entrance Porch** a spacious entrance UPVC double glazed door and two matching side panels. Splendid marble tiled floor, radiator and double glazed window to the side. Dado rail and coving to ceiling. Glazed door and side panel to:

**Hallway** with staircase to first floor, attractive tiled flooring and useful cupboard.

**Family Room** UPVC double glazed door and side panels to outside. Feature fireplace and panel effect walls to dado rail. Down lights, radiator and inset for wall mounted TV. Open to:

**Living Room** attractive ornate fireplace with multi fuel stove on a granite hearth, inset for wall mounted TV and panel effect walls to dado rail. Deep plaster corning, two radiators with covers and down lights. Two UPVC double glazed windows to the side.

## Specifications

### Entrance Porch

12' 1" x 11' 5" (3.68m x 3.48m)

### Family Room

18' 4" x 9' 5" (5.59m x 2.87m)

### Living Room

23' 0" x 14' 11" (7.01m x 4.55m)





# Splendid Dining Kitchen

## Specifications

**Dining Kitchen**  
29' 11" x 11' 0" (9.12m x 3.35m)

**Conservatory**  
14' 2" x 7' 8" (4.32m x 2.34m)

The Dining Area with roof lantern and UPVC double glazed doors opening to a sheltered decked courtyard. Splendid marble flooring that runs through into the kitchen and conservatory. Feature fireplace with granite hearth, radiator.

The Kitchen with a vaulted ceiling and roof lantern and a UPVC double glazed window. Fitted with an extensive range of wall and base units with matching central island unit and complementary granite work surfaces with breakfast bar and white butlers sink. A range of kitchen appliances include; an integrated full height larder fridge and full height freezer, wine cooler and dishwasher, built in oven and microwave and Rangemaster oven with five ring gas hob with cooker hood and extractor over. Excellent walk-in pantry/store cupboard with Ideal boiler. Radiator. Open to:

Conservatory UPVC double glazed with double doors to the driveway and garden. Down lights and radiator.



# Bedroom Delights



## Specifications

### Bedroom 1

12' 1" x 9' 5" (3.68m x 2.87m)

### Bedroom 2

10' 10" x 9' 11" (3.3m x 3.02m)

### Bedroom 3

9' 10" x 9' 10" (3m x 3m)

**Bedroom 1** with attractive tiled flooring and UPVC double glazed window to the garden. Radiator and fitted wardrobes with sliding mirrored doors.

**En-suite Shower Room** with complementary tiled walls and floor, wall mirror with light and chrome towel radiator. UPVC double glazed window, extractor fan and down lights. Fitted furniture with WC and wash hand basin, tiled cubicle with shower and rainfall shower head.

**Bedroom 2** overlooking the decked courtyard, attractive tiled flooring, down lights and radiator.

**En-suite Bathroom** having a four piece suite comprising; double ended bath with shower mixer and tiled splash back, fitted furniture with wash hand basin and WC and large tiled shower cubicle with sliding door and rainfall shower head. Vertical towel radiator.

**Bedroom 3** with radiator and again overlooking the decked courtyard. Attractive tiled flooring, panel effect walls to dado rail.

**Bathroom** complementary tiled walls and floor. A four piece suite comprises; large tiled shower cubicle with glazed sliding door, rainfall shower head and separate hand held attachment, deep double ended bath, wash hand basin and WC. Vertical towel radiator, down lights.





# Master Suite

## Specifications

Spacious Landing/Sitting area  
14' 0" x 12' 10" (4.27m x 3.91m)

Master Bedroom Suite  
33' 5" x 11' 2" (10.19m x 3.4m)

Dressing Area and Bathroom  
20' 3" x 19' 5 max" (6.17m x 5.92m)

**Spacious Landing/Sitting area** enjoying a pleasant aspect from a large double glazed window. Attractive wood flooring and wrought iron staircase, coving to ceiling, panel effect walls to dado. Two sets of double doors open into the master bedroom suite and the guest bedroom suite.

**Master Bedroom Suite** light, bright and airy with double glazed window, attractive wood flooring and panel effect walls to dado. Feature tiled wall with inset for wall mounted TV. Cupboard with hot water cylinder. Sitting area with floor to ceiling window to the garden - open to:

**Dressing Area and Bathroom** - with splendid marble tiled floor with underfloor heating, two double glazed windows, coving and down lights. Feature ornate fireplace and fitted furniture with inset twin basins, marble surround and tiled splash back. Complementary tiling and free standing Mode bath with tall tap and shower mixer, WC and large tiled shower cubicle with Spa seat, two rainfall shower heads and separate hand held attachment, down lights and extractor fan.



# Guest Bedroom Suite

**Guest Bedroom Suite** a delightful room with floor to ceiling double glazed windows to the deck below and window to the side. Panel effect walls to dado, coving, down lights. Large walk-in wardrobe with wood floor and underfloor heating, hanging rail and shelving, useful store cupboard.

**En-suite Bathroom** with attractive tiled floor and underfloor heating. Roll top bath on claw feet with shower mixer, vanity unit with wash hand basin, WC. Large tiled shower cubicle with Spa seat, rainfall shower head and separate hand held attachment, down lights and extractor fan.

**Specifications**  
Guest Bedroom Suite  
15' 8" x 13' 10" (4.78m x 4.22m)





# Outside

**Excellent Detached Garage** 24' 11" x 19' 9" (7.59m x 6.02m) with electric door, two double glazed windows and door to the side. Double insulated with power and light. Ideal for those with hobbies in mind or even as an annexe to the main house subject to any necessary planning consents.

**Gardens** The property stands within in its own private landscaped gardens with a secure gated driveway with outside lighting that provides ample parking and turning. For outside entertaining there is the enclosed decked courtyard which is accessed from the kitchen with planted beds and raised sitting area with glass screens and outdoor fireplace. To the side and rear is a lawned garden with mature planted borders and a lower gravelled garden and play area with artificial lawn.

# Important Information

**Services:**

Mains electricity, mains gas, mains water and mains drainage.

**Council Tax Band :**

South Lakeland District Council - Band A

**Energy Performance Certificate:**

The full Energy Performance Certificate is available on our website and also at any of our offices.

**Tenure:**

Freehold.



# Floorplan & Boundary Map



Net internal area: 2792.83 ft<sup>2</sup> / 259.46 m<sup>2</sup>

Every attempt has been made to ensure accuracy, all measurements are approximate, scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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## Directions

131 Burneside Road, Kendal, LA9 6EB

Located between popular village of Staveley and the South Lakeland Market Town of Kendal, the property can be found from Kendal by taking the A591 to Windermere. On reaching Plantation Bridge you will see FAB Home Interiors retail shop on your right. Simply drive into the car park for the shop, keep to the right and Oakwood enjoys a discrete location to the rear behind the double gates ahead of you. The Kendal to Windermere branch line runs to the rear of the property.

The location is semi rural with plenty of countryside walks on the doorstep, yet rail links are a just short drive away from Kendal and Oxenholme from where you can be in London in under three hours and there is easy access to the M6 motorway, within a 10 minute drive to J36.

Kendal Town known as the 'Gateway' to the Lakes boasts a library, supermarkets, churches, a college, primary and secondary schools, banks and medical practices, as well as specialist artisan providers and independent traders. A leisure centre is located on the outskirts of the town, while a renowned venue for theatre, cinema, music and cultural events – The Brewery Arts Centre – is at the hub of Kendal's arts scene.

Staveley is a popular village located in the Lake District National Park at the foot of the stunning Kentmere Valley midway between the market town of Kendal and Lake Windermere, sitting just off the main A591, which is the main vehicular access into the southern regions of the Lake District National Park. The village is served by a railway linking it to both Oxenholme and Windermere, providing great national access. The Village enjoys a thriving community with a variety of shops, post office, primary school, churches and pub and the ever popular mill yard with its shops, cafe and the Hawkeshead Brewery.

## Viewings

Strictly by appointment with Hackney & Leigh Kendal Office.

### To view contact our Kendal office:

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