



Oaklands, Star Street, Ulverston, Cumbria, LA12 7BY

Undoubtedly one of the finest properties currently available on the open market, Oaklands is a stunning example of Victorian architecture which has been significantly improved to provide an exceptional level of finish throughout. The accommodation is both extensive and well proportioned providing impressive living accommodation and also fabulous views. There is a one bed roomed annexe on the east side of the property which has been cleverly designed to be inclusive to the main house or self contained with its own entrance. The annexe is currently used as a very successful holiday let. Additional information about the income from the annexe can be obtained from our offices.

£695,000

Oaklands is a fabulous detached residence which dates back to the Victorian era, offering elegance and stylishly presented accommodation throughout and also having the distinct advantage of the self-contained attached annexe which is equally as impressively.

The property is discreetly located up a gently rising and sweeping driveway which leads through the established gardens and opens into a large gravel covered frontage offering extensive parking and also leading to a double detached garage.

The property has been significantly upgraded by the current owners of the last few years providing stunning level of presentation which is both attractive and appealing, whilst also being sympathetic to property. The extensive accommodation is superbly proportioned throughout providing multiple reception rooms, Sun room, beautiful open plan kitchen with the adjacent snug, bathroom, separate WC facilities and also a rather impressive en-suite bathroom to the master bed.

The slightly elevated position of this property allows for a beautiful panoramic view over the market town of Ulverston extending towards Hoad, the Morecambe Bay estuary and surrounding Lakeland hills.

Oaklands, Star Street, Ulverston, Cumbria, LA12 7BY

DIRECTIONS

Leaving our County Square offices, proceed to the traffic lights and turn left and continue along the main road until you meet the roundabout. Take the first exit left into Brewery Street and continue along until you meet the painted roundabout at the foot of Soutergate. Turn right here and proceed up the steep hill of Soutergate and then take the first turning on the left into Garden Terrace. After a short distance take the second turning on the left into Star Street. Continue along to the bottom of the road and turn left where you will then see the driveway entrance at the bottom right hand corner of the road. Proceed up the drive where you will then see the property immediately ahead.

ACCOMMODATION

ENTRANCE HALL

10'0" (3.06 m) X 7'1" (2.15 m) There is a stepped approach leading up to the front entrance door which has a canopy style porch over. The door opens into an impressive hallway which has a beautiful mosaic tiled floor, radiator, window and door leading into the main hallway.

MAIN RECEPTION HALL

Extending to 24'9" (7.55 m) The beautifully presented split level hall provides access to the principal reception areas and also into the kitchen. There is a substantial heavily panelled staircase with useful storage cupboard below, provide access up to the first floor galleried landing.



FAMILY ROOM

16'0" (4.89 m) X 12'0" (3.66 m) This relaxing family room centres around the impressive marble fireplace and hearth which has a gas fired cottage style stove set within.

There is an internal window to the side wall providing light transfer into the entrance hall, central heating radiators, beautiful exposed floorboards and open access into an impressive sun room.

SUN ROOM

11'3" (3.45 m) X 9'2" (2.79 m) This lovely comfortable seating area offers an excellent view of the front gardens and across the Ulverston skyline to the distant Hoad Hill and monument.

The room is a fully glazed making this a naturally light space which also has a door to the side providing stepped access into the gardens.

LOUNGE

18'9" (5.72 m) X 15'10" (4.84 m) This grand reception room offers fantastic proportions with a large bay recess to the front offering an excellent vantage point to enjoy the gardens.

The room offers a wealth of period character including a substantial marble fireplace with a cast-iron inset and open fire grate, decorative coving, an ornate pierced rose to the centre of the ceiling and also an arched recess to the rear wall with decorative panels and mouldings and an inset mirror.

KITCHEN

18'9" (5.73 m) X 14'6" (4.42 m) This impressive room provides quality handcrafted units with slate worktops, a ceramic sink unit and also a gas fired Aga, integrated fridge and dishwasher. The open central area of the kitchen would be ideal for a family dining table and island unit.

The side elevation of the room is highly glazed with full height window panes and also double doors leading onto a patio terrace. This room also provides access into a utility room, family snug and also into the cellar via a floor hatch.

FAMILY SNUG/DINING AREA

11'7" (3.53 m) X 9'3" (2.82 m) Providing a comfortable seating area, this room also offers glazed double doors into the attached annex. The room also provides a cupboard and central heating radiator.

UTILITY ROOM

11'7" (3.54 m) X 10'11" (3.35 m) Fitted with a range of painted wall and base units which have a laminate style work surface incorporates a single drainer sink unit. There is a tiled finish to the walls with power points, plumbing for a washing machine and space for a clothes dryer.

There is a boiler concealed within one of the cupboards, there is a side access door with window unit alongside and there is also access into the cloaks/WC.

CLOAKS/WC

Fitted with a modern two piece suite which includes a semi pedestal wash basin and also a WC. There is a tiled finish to the floor with further tiling to the walls extending to approximate dado height. There is also an electric powered extractor fan.

CLOAKS AREA

8'7" (2.62 m) X 5'7" (1.72 m) This versatile space could be utilised in a number of ways. There is mains lighting and power points and also a glazed door leading into the self contained annex.

FIRST FLOOR LANDING

There is a window to the side elevation which provides a fantastic view towards Hoad. The landing provides access to four bedrooms and bathroom.







BEDROOM ONE

18'10" (5.76 m) X 12'5" (3.80 m) This master bedroom provides generous proportions and also provides a walk-in wardrobe with further double cupboard alongside.

There is a window to the side elevation which provides a lovely view into the gardens. There is also a corner fireplace, attractive floral decor to one wall and a door leading into the en-suite bathroom.

EN-SUITE BATHROOM

11'6" (3.51 m) X 11'5" (3.48 m) Fitted with a full four piece suite which includes a freestanding roll top bath which has claw and ball set feet, a wash basin which has a tiled work surface and open storage below, a WC and finally a shower enclosure which has a feature glass block wall alongside.

The floorboards are exposed throughout which provides a lovely natural contrast against the painted decor. There is a double glazed window to the side elevation, central heating radiator, extractor fan and a mains shaver point.

BEDROOM TWO

15'10" (4.84 m) X 11'9" (3.60 m) Situated to the front of this property, providing double proportions and a beautifully decorated finish throughout. The window to the front provides a beautiful outlook across the gardens and town centre.

The room has a central heating radiators and also a built-in airing cupboard for linen and small wall mounted radiator fitted within.

BEDROOM THREE

15'6" (4.74 m) X 11'10" (3.62 m) This room is currently used as a children's twin bedroom offering plenty of space for two single beds, wardrobes and desk etc.

The room has a blue painted finish throughout with window to the front providing a fabulous view.

BEDROOM FOUR

11'9" (3.60 m) X 9'3" (2.82 m) This fourth double bedroom has a window to the side elevation, central heating radiator and a door leading into the first floor landing area and power.

BATHROOM

10'9" (3.28 m) X 9'8" (2.96 m) This luxuriously appointed family bathroom is fully tiled with a travertine style tiled finish to the walls and floor. The contemporary style suite includes a deep double ended panelled bath with wall mounted tap fixtures and shower attachment. There is also a wall mounted WC with concealed cistern, a large wall mounted ceramic wash basin with a mirrored vanity cupboards fitted above.

Finally there is also a large glazed shower enclosure. There is a window to the front elevation and also a wall mounted ladder style radiator which also has an electric heating element.

ANNEXE ACCOMMODATION

OPEN PLAN LIVING KITCHEN

25'0" (7.63 m) X 11'3" (3.44 m) This generously proportioned open plan space provides a lounge area to the front which centres around the fireplace which has a slate mantle and hearth and a gas coal cottage style stove, providing a focal point within the space.

The room is naturally light with fully glazed doors, full height window panes alongside and also a large box shaped lantern skylight with LED accent lighting inset below.

The centre of the room offers a comfortable dining space which is easily accessible for the kitchen which offers a range of fitted units with cream coloured decor panels and a solid timber work surface with enamelled sink unit with a pull/spray tap fitments.



There is also a mid level oven and grill, an electric four ring induction hob with a contemporary styled stainless steel and glass cooker hood above.

The kitchen also offers an integrated dishwasher and fridge with a combi boiler fitted to the rear wall and concealed within one of the units. There is a further window behind the sink area providing a pleasant outlook onto the side patio.

FIRST FLOOR LANDING

The staircase leaves the kitchen area and leads up to the first floor landing which provides access into the shower room and bedroom and also provides a door to the main house via bedroom four.

BEDROOM FIVE

11'1" (3.37 m) X 11'1" (3.64 m) This beautifully dressed room offers comfortable double proportions which has a fabulous dual aspect views extending across the town to Hoad, distant Morecambe Bay estuary and surrounding hills.

The room is naturally light and also has extensive storage within the built-in wardrobe which has full height mirrored doors. There is also a ladder access from here up to a mezzanine level which leads onwards to attic rooms.

SHOWER ROOM

8'7" (2.63 m) X 3'9" (1.15 m)/5'11" (1.82 m) maximum. Fitted with a modern three piece suite which includes a wash hand basin, a close coupled WC and a shower enclosure with a glazed door. There is a tiled finish to the walls and to the floor, there is a mains shaver point and there is also a heated towel rail.

OUTSIDE

DOUBLE GARAGE

PARKING

The sweeping driveway leads up to a large gravel covered area in front of the main house which provides extensive parking and also access to a secondary parking area alongside the annex and in front of the garage. There is lots of space available for several cars and would also accommodate a motor home or caravan etc.

GARDENS

The established landscaped gardens are a particular feature of this stunning property providing lawns with colourful planting to the flower beds and borders, rockeries and also patio areas.

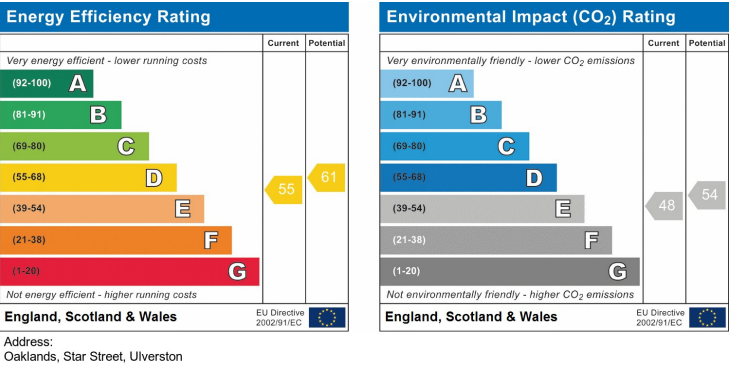
PLEASE NOTE

Please be informed that the current owners are retaining ownership of the lower portion of the land adjacent to the driveway and a section of the garden above the side patio.

Full planning permission has been granted by the local authority for the owners to build a detached property alongside Oaklands. Further more comprehensive details about this matter are available through our County Square offices.

TENURE

Freehold





INDEPENDENT FINANCIAL ADVISERS Great mortgage deals

Additional information and viewing

Council Tax Band: G

Local authority: South Lakeland District Council

Viewing strictly by appointment with Poole Townsend.

Barrow (01229) 811811

Dalton (01229) 467565

Ulverston (01229) 588111

Grange (015395) 33316

Milnthorpe (015395) 62044

Kendal (01539) 734455

www.pooletownsend.co.uk

The services, kitchen and sanitary ware, electrical appliances and plumbing and heating installation (if any) have not been tested by the Selling Agents.

Prospective purchasers should therefore undertake their own investigation/survey.

The Agents endeavour to make their sales details correct, however, intending purchasers and their conveyancers should satisfy themselves by inspection or otherwise as to their accuracy,

especially where statements have been made by the Agents to the effect that the information has not been verified.

PLEASE CONTACT THE AGENTS BEFORE TRAVELLING ANY DISTANCE OR VIEWING PROPERTIES TO CHECK AVAILABILITY AND CONFIRM ANY POINT WHICH MAY BE OF PARTICULAR IMPORTANCE.

Please note that the room measurements within this set of Sales Particulars have been taken and recorded using a laser measuring device

and therefore there may be some distortion with regards to the readings.

We do not guarantee the accuracy of the measurements.

YOUR MORTGAGE ARRANGEMENTS

Poole Townsend Solicitors are able to help you choose from the many mortgage and life insurance products available. Please contact one of our Independent Advisers for an appointment.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

Poole Townsend are Independent Financial Advisers authorised and regulated by the Financial Conduct Authority. Authorised and regulated by the Solicitors Regulation Authority No. 00076553.