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INDEPENDENT SALES & LETTING AGENTS

Ground Floor Flat & Basement Flat 4 Oak Vale

Ulverston, LA12 7RL

Offers In The Region Of £295,000

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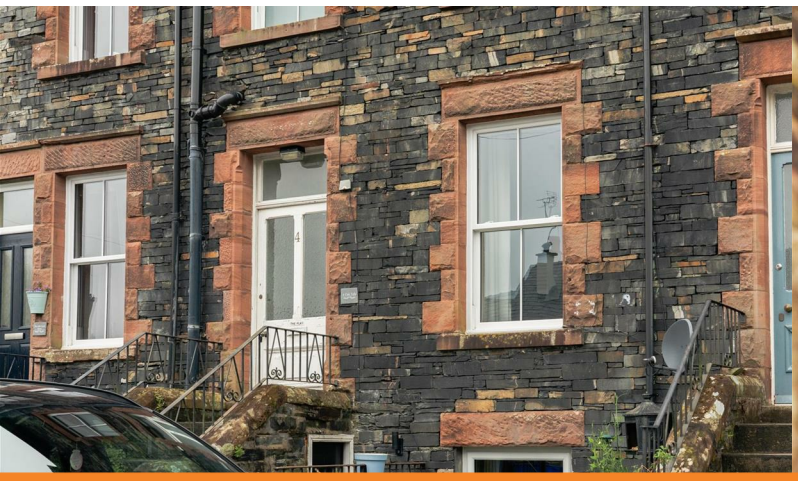

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Nestled in a charming village setting on the scenic fringe of The Lake District, this versatile property is bursting with character and unique potential. Possessing an adaptable dual-level layout, it can seamlessly serve as one substantial family home or remain split into two independent, income-generating residences. Across both floors, the accommodation boasts spacious living areas, a modern open-plan kitchen and lounge, up to four bedrooms, and multiple bathrooms. Complete with open rear garden perfect for outdoor entertaining, this property offers an exceptional lifestyle or investment opportunity that must be viewed to be fully appreciated.

Whether you are looking for a sprawling, character-filled single-family home or an incredibly smart dual-income investment, this unique property delivers. Currently configured across two distinct levels - a Ground Floor and a Lower Floor - the layout offers ultimate flexibility. You can easily keep them as two independent living spaces or seamlessly integrate them into one residence.

Stepping through the main entrance of the Ground Floor, you are greeted by an entrance hall that immediately sets a charming and inviting feel. To your right sits a bright and spacious lounge, perfect for relaxing by evening light, while the separate kitchen is perfectly positioned to handle everything from breakfast to a family feasts. This floor boasts three well proportioned bedrooms, including a generous principal bedroom featuring its own private ensuite shower room. A central hallway connects the spaces and leads to a family bathroom.

Character and quirk continue downstairs on the Lower Floor, which is accessed via its own separate entrance and feels like a private, self-contained haven. The heart of this level is a stunning, open-plan kitchen and lounge area, which is ideal for modern, social living. Tucked away for maximum privacy is a uniquely shaped, characterful bedroom sitting right alongside a generous full bathroom, complete with a tub for soaking away the day.

The true magic of this property lies in its adaptability. You can choose to keep the layout exactly as it is, making it perfectly primed for a multi-generational family looking for independent living spaces under one roof, or for an owner-occupier wanting to let out one floor to supplement their mortgage.

Alternatively, the two levels can be combined into one sprawling, multi-level home where the lower floor could easily transform into an entertainment hub, a principal guest suite, or a teenage retreat.

No matter how you choose to configure the interior, the property opens up to a spacious, open rear garden. Bursting with potential, this outdoor area is ready for your touch - whether that means sunny weekend BBQs, a play area for the kids, or a tranquil haven for the green-fingered enthusiast.

The Basement Flat

Entrance Hall
7'6" x 3'9" (2.290 x 1.147)

Bedroom
13'7" x 11'6" (4.145 x 3.507)

Kitchen-Living-Diner
14'10" x 14'6" (4.544 x 4.422)

Bathroom
9'5" x 3'8" (2.889 x 1.121)

Ground Floor Flat

Vestibule
4'4" x 4'3" (1.326 x 1.297)

Hallway
14'4" x 4'4" (4.394 x 1.330)

Living Room
13'11" x 11'10" (4.264 x 3.608)

Bedroom One
14'11" x 11'5" (4.554 x 3.491)

Wardrobe/Potential En Suite
7'1" x 4'3" (2.161 x 1.304)

Boiler Room
11'6" x 6'6" (3.528 x 2.005)

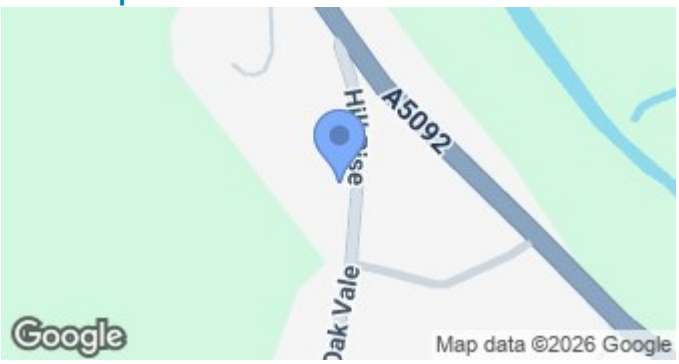
Bedroom Two
14'10" x 9'10" (4.533 x 3.021)

Bathroom
7'2" x 5'6" (2.206 x 1.683)

Bedroom Three
9'2" x 8'3" (2.804 x 2.519)

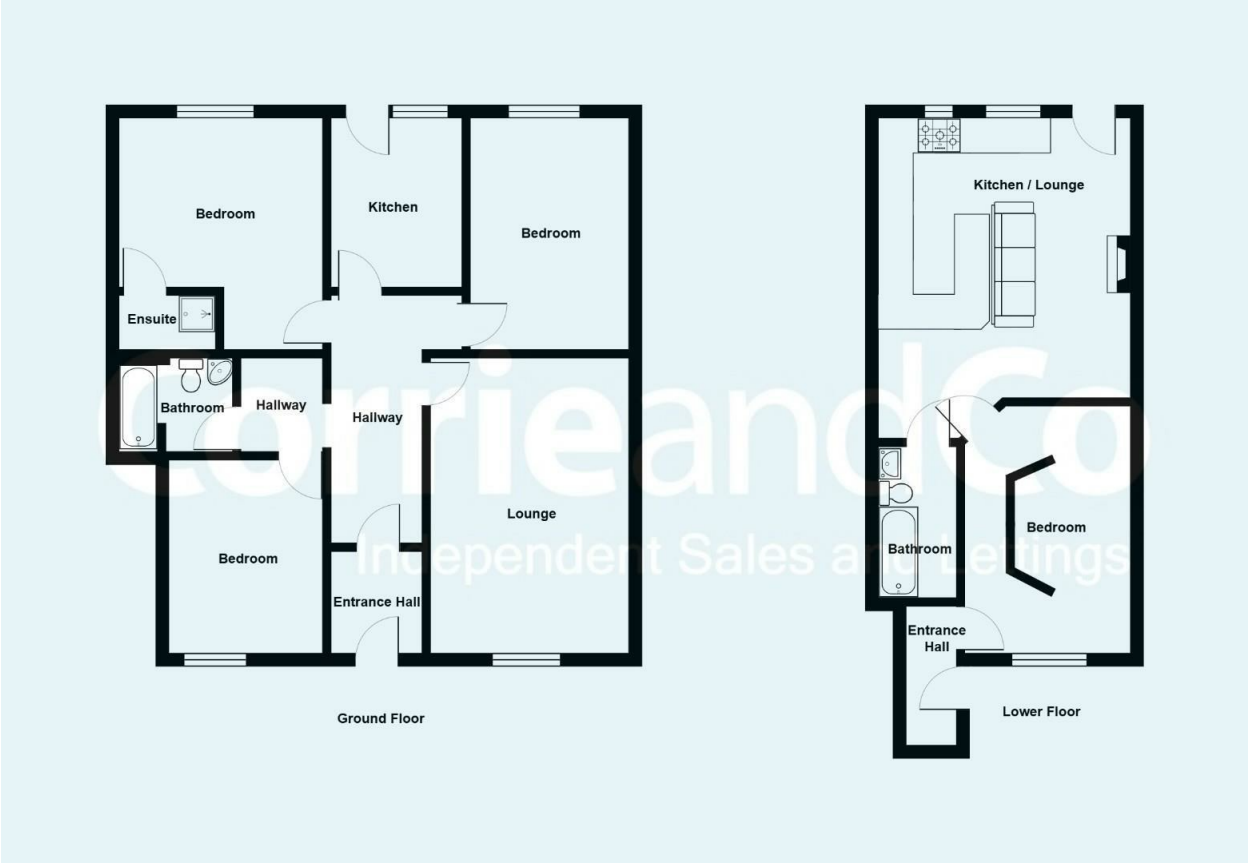
- Versatile two-in-one property layout
- Close to The Lake District
- Spacious open rear garden
- The Basement Flat Council Tax Band - A
- Peaceful village setting
- Four bedrooms
- The Flat Council Tax Band - B

Road Map



Terrain Map

Floor Plan



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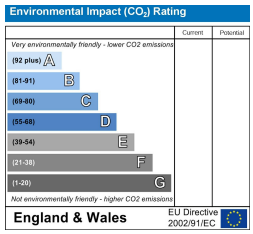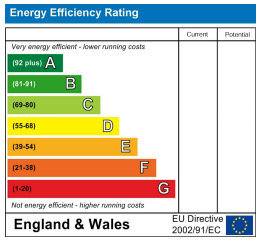
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