



13 The Drive
Ulverston | The Lake District | LA12 0DT

 FINE & COUNTRY

13 The Drive



Welcome to 13 The Drive

An impressive detached Arts and Crafts residence, dating back to the early 1900s, offering exceptional potential to create a magnificent family home. Rich in character and period charm, this substantial property showcases many original features and occupies a generous plot of just under half an acre, with mature wraparound gardens in one of Ulverston's most sought-after residential locations. The property also presents exciting future potential, with comprehensive extension proposals having previously been prepared for the home, demonstrating the scope to further enhance and enlarge the accommodation, subject to any necessary consents (please speak with our office for further details).

The property also benefits from a detached garage and ample off-road parking. Internally, the spacious accommodation briefly comprises three elegant reception rooms, five well-proportioned bedrooms, a family bathroom, kitchen, utility room, and a stunning period entrance hall that creates a striking first impression and reflects the home's architectural heritage.

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It's rare to find a property like this come to market: since the house was built c. 1910, there have been no more than five owners, my family having occupied it since 1962.





Location

Heralding your arrival into Ulverston is the impressive Grade II* Listed Sir John Barrow Monument, known locally as the Hoad Monument as it stands proudly on top of Hoad Hill; Sir John Barrow (1764-1848), was born in Ulverston and was a founding member of the Royal Geographical Society. Just outside of the Lake District National Park, Ulverston is a desirable location if you like a town with personality, with a strong identity and a great sense of community. If you love exploring the great outdoors and all that Cumbria has to offer this is an excellent base; whether it's rambling or hiking, running, cycling or mountain biking, climbing, paddleboarding, sailing or off-roading, you really couldn't find a better place.

In terms of general amenities Ulverston offers a broad selection of independent retailers and supermarkets with regional favourite Booths and national chains M&S Food and Aldi to choose from.

From a cultural point of view there always seems to be something going on here; the town hosts a full calendar of events throughout the year with festivals (Another Fine Fest (music and arts), Walk Fest, Lantern Festival, Retro Rendezvous, two dedicated music festivals, the Dickensian Festival and many celebrations as well; the summer fair, Ulverston and North Lonsdale country show and the St George's Day Pageant to name but a few.

Surrounding Ulverston is the gently rolling farmland of the Furness Peninsula with coastal villages to explore (Bardsea, Baycliff, Aldingham and Newbiggin) all enjoying stunning views over impressive Morecambe Bay.

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It has been so convenient living here, as it's within walking distance of Ulverston town centre, the railway station and primary and secondary schools. Despite this, it is so quiet, with the large grounds surrounding the house creating a real feel of tranquillity in the garden - a proper oasis of calm, perfect for relaxing after a stressful day, or entertaining friends and family.



Step inside

Although now in need of complete refurbishment, the property immediately captivates upon entering through its magnificent period entrance hall. Rich in original features and timeless character, this impressive space sets the tone for the charm and craftsmanship that continues throughout the home.

Leading from the hallway are three generous reception rooms, offering exceptional flexibility to suit a variety of lifestyles. Whether configured as formal living and dining rooms, a home office, family room, or additional sitting room, the accommodation provides ample space for modern family living.

To the rear of the property is the kitchen, alongside a useful boot room with direct access to the gardens. Featuring a substantial original stone shelf, this space would lend itself perfectly to use as a traditional pantry, ideal for keeping food naturally cool, while also serving as a practical entrance for muddy boots and outdoor clothing after exploring the surrounding countryside.

The ground floor further benefits from an abundance of built-in storage, including original cupboards and a spacious understairs cupboard, providing practical solutions for everyday family living.

A beautifully crafted staircase rises to the first floor, where a fabulous original feature window overlooks the front garden, flooding the landing with natural light and enhancing the home's sense of grandeur and elegance.

The first floor offers three generously proportioned bedrooms, each enjoying an abundance of natural light and retaining a wonderful sense of space and character. A family bathroom serves this level, presenting further scope for modernisation to suit individual tastes.

Stairs continue to the second floor, where two additional versatile rooms provide excellent accommodation and also benefit from extensive built-in storage within the eaves, making excellent use of the available space.

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The property is in need of modernisation but this also means that it retains many of its original Edwardian features and details. We love the leaded windows with their ornate handles and catches, and the panelled hallway – so nice to come home to.

Step Outside

Externally, the property is set within well maintained wraparound gardens that offer an excellent degree of privacy and tranquillity. Lovingly cared for over the years, the grounds feature generous front and rear lawns, complemented by an established collection of mature trees, shrubs and flowering plants, including striking hydrangeas and an elegant Acacia tree, ensuring colour and seasonal interest throughout the year.

While the gardens are a delight in their current form, they also present an exciting opportunity for the next owners to further enhance and personalise the outdoor space, creating a truly exceptional garden tailored to their own vision and lifestyle.

A charming pond with a water feature provides an attractive focal point, while a detached garage, two useful store rooms, a substantial undercroft offering excellent storage potential, a greenhouse, and an additional garden shed provide an abundance of practical space for gardening equipment, workshops or general storage.

To the rear, gated access leads directly onto a public footpath, providing convenient walks to Dragley Beck and Swarthmoor Hall, further enhancing the property's idyllic setting.

For those looking to create a truly exceptional family home, detailed architectural proposals have previously been prepared for substantial extensions and remodelling, illustrating the property's outstanding potential to significantly increase the living accommodation while respecting its original Arts and Crafts character (subject to the necessary planning consents).



The Drive

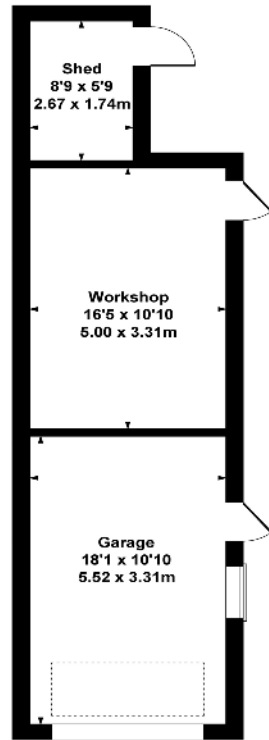
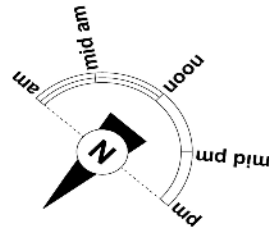
Approximate Gross Internal Area

House : 2917 sq ft - 271 sq m

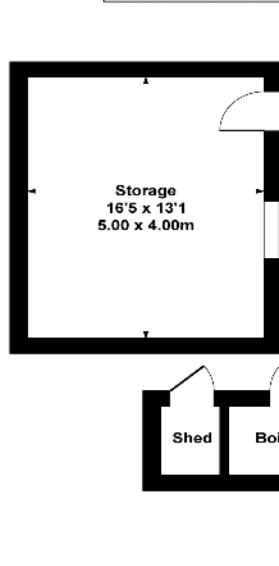
Outbuilding : 431 sq ft - 40 sq m

Total : 3348 sq ft - 311 sq m

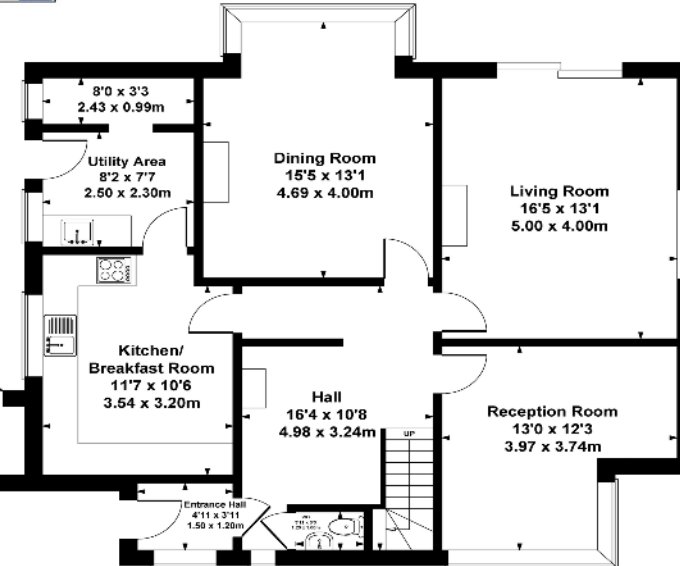
Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(50-60) A		77
(41-50) B		
(33-40) C		52
(25-32) D		
(16-24) E		
(9-15) F		
(1-8) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



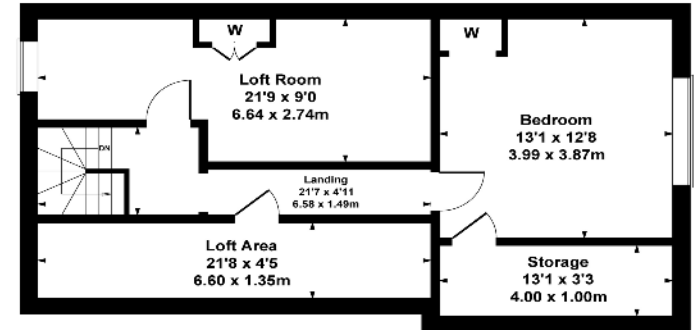
OUTBUILDING



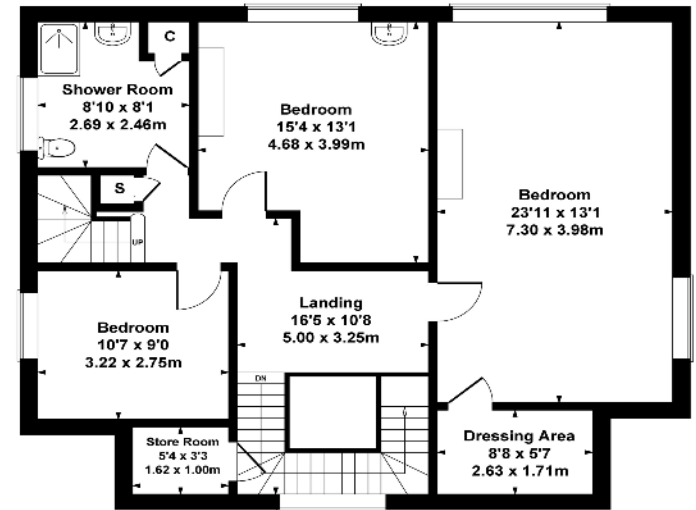
BASEMENT



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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Agents Notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Registered in England and Wales. Company Reg No. 4270819 Registered Office: Ellerthwaite Square, Windermere, Cumbria, LA23 1DU

FURTHER INFORMATION

On the road

Newby Bridge	8.9 miles
Barrow-in-Furness	9.8 miles
Cartmel	13.4 miles
Coniston	14.1 miles
Bowness-on-Windermere	16.3 miles
Kendal	24.6 miles

Transport links

M6 J36	24 miles
Manchester airport	98.9 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.

Internet Speed

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

Services

Mains electricity, gas, water and drainage. Gas fired central heating from a Worcester boiler in the outside store.

Tenure

Freehold

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.

57 mins	Manchester (Picadilly)
2 hrs, 17 mins	Edinburgh
2 hrs, 30mins	London (Euston)

Directions

what3words ///pulps.starts.perform

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

Included in the Sale

Fitted carpets, curtains, curtain poles, blinds, light fittings, cooker, suspended drying rack in the kitchen and vintage garden roller.

Anti Money Laundering Regulations (AML)

Due to the Money Laundering Regulations, now officially known as Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 we are required to follow government legislation and carry out identification checks on all purchasers. We use a specialist third party company to conduct these checks at a charge of £48 inclusive of VAT per buyer once an offer has been accepted and you will be unable to proceed with the purchase of the property until these checks have been carried out. This charge is non-refundable.

Council Tax Band

Westmorland and Furness Council - Band G.

Places to visit

Ulverston has a leisure centre and is home to many clubs and societies covering a wide range of interests including football, tennis, running, martial arts, angling, amateur dramatics and operatics.

The Coro - an historic arts, culture and entertainment venue presenting live theatre and music, comedy, talks and dance.

The Roxy Cinema – an Art Deco cinema showing current releases, classics and arthouse movies on film club nights.

Visit: Muncaster Castle, Gleaston Castle, Safari Zoo Cumbria, Manjushri Kadampa Meditation Centre at Conishead Priory (a Buddhist Temple and historic mansion set in 70 acres of woodlands and garden) and Chapel Island, the Laurel and Hardy Museum (Ulverston is the birthplace of Stan Laurel), the Lakeland Motor Museum at Backbarrow and the Lakeside and Haverthwaite steam railway.

Sailing and boating on Coniston and Lake Windermere.
Golf clubs at Ulverston, Barrow-in-Furness, Grange-over-Sands and Windermere.

The Cumbrian Cycle Way, a long-distance route of 302 miles around Cumbria passes through Ulverston.

The Cumbria Way, another long-distance cycle route from Ulverston to Carlisle.

Great walks nearby

A good circular route is straight from the door over the top of Hoad Hill and back through Ford Park (stopping off for refreshments at the café, Base) before returning home. The Ulverston Canal is also a pleasant route, the canal has the claim to fame of being the straightest canal in Britain. Ulverston is also the start of The Cumbrian Way, the long distance route to Carlisle.

Ulverston's situation on the edge of the Lake District presents endless excellent walks for every ability.

Places to eat

The town offers something for all tastes, here is a selection in town and the local area

Informal dining, cafes and pubs

L'al Churrasco, Ulverston

The Mill, The Rose and Crown and The Farmers, all pubs in Ulverston

Bake House Born and Bread, Greenodd

Fine dining restaurants

Base Restaurant, Ford Park, Ulverston

Heft, High Newton

L'Enclume and Rogan and Co, both in Cartmel

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

Schools

Primary

Church Walk CoE Primary School, St Mary's Catholic Primary School, Sir John Barrow School and Croftlands Primary School

Windermere School - Independent day and boarding school, Windermere

Secondary

Ulverston Victoria High School, Ulverston

Windermere School - Independent day and boarding school, Windermere

St Bees School - Independent day and boarding school, St Bees

Further Education

Ulverston Victoria High School – Sixth Form

Barrow-in-Furness Sixth Form College, Barrow

Kendal College

FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals. Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques. We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated, courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home

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