



Oaklands  
Star Street | Ulverston | Cumbria | LA12 7BY

 **FINE & COUNTRY**

# OAKLANDS





## Welcome to Oaklands, Star Street, Ulverston, LA12 7BY

Facing almost due south, Oaklands is a wonderfully light, bright, spacious and airy home with spectacular views over Ulverston to Morecambe Bay and including local landmark the Sir John Barrow Monument. It is tucked away, within walking distance of local amenities but offers a quiet and peaceful place to live – the best of both worlds!

Built around 1860 and originally a gentlemen's residence with its own stables, Oaklands offers impressive accommodation spread across two floors. Featuring a choice of excellent reception rooms, a fabulous kitchen with dining space and French sliding doors leading to a large patio and rear courtyard making it exceptionally family friendly and sociable, whatever the season. The second floor provides a luxurious principal bedroom suite with ensuite bathroom and well fitted wardrobes, as well as three further double bedrooms and a well-appointed house bathroom.

Altogether, Oaklands is a five-bedroom property, made up of a wonderful four-bedroom main residence and a self-contained annex with its own private access. The annex is presently used as a holiday let and comprises of an open plan living room/kitchen, one bedroom and one shower room.

Additionally, the property benefits from a detached double garage offering excellent storage, ample parking to the front with space for easy turning, and an attractive lawn and orchard area. There are generous patio areas, a private rear courtyard, and a useful undercroft store beneath the main house, ideal for garden tools.

Being featured in the popular 'Period Living Magazine', Oaklands offers an enviable lifestyle opportunity for well-appointed contemporary living, truly breathtaking views and a setting that has the advantage of being both central and private.

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**“** This fabulous home has been the setting for many cherished family gatherings and celebrations, all of which have created lasting memories.”









## 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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“Oaklands enjoys an excellent location, just a five-minute walk into the center of Ulverston and only two minutes from beautiful countryside walks, including Ghyll Banks.”

# STEP INSIDE

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It would be true to say that the quality of the light inside the house and the fabulous views outside profoundly affect day to day living; here the large windows throughout gently tease you forward encouraging a moment of pause to take it all in. The view will be ever changing, depending on the seasons, the weather and whether the tide is in or out.

Through a large entrance door with stained glass panels you enter a welcoming porch, perfect for storing coats and shoes after time spent outdoors. This leads into a spacious entrance hall with wide stairs to the first floor and a handy under stairs storage cupboard. From the hallway, the first room you encounter is the lounge/sun room, where panoramic windows flood the space with light and reveal fabulous views over Ulverston and beyond. The sun room opens directly onto the outdoor breakfast seating area, perfect for leisurely mornings during the warmer months. Next door, the drawing room features an exquisite fireplace where a wood burning stove sits within the original marble-effect mantelpiece and slate hearth. Sunlight pours through the expansive bay window with the original shutters, showcasing the spectacular far-reaching views.

Moving into the superb dining kitchen which combines character and practicality, boasting original built-in shelved larder cupboards, a freestanding island, and ample wall and base units. The space is enhanced by a four oven gas AGA range cooker, integrated Bosch fridge, and Bosch dishwasher. A seating area sits alongside patio doors leading to the rear patio, creating a wonderful space for entertaining, complemented by a large dining area at the far end of the room. The kitchen also has access to the convenient cellar. Leading from the main kitchen is a versatile utility room, which could function as a secondary kitchen if required. This space houses the Worcester boiler and is fitted with a Bosch induction hob with extractor, NEFF single oven, plumbing for washing machine and tumble dryer and space for freestanding fridge freezer. Beyond the utility room is a convenient WC with washbasin, leading to a separate boot room, which provides internal access to the annex.

Ascending to the spacious landing on the first floor, there are four generously sized bedrooms. The principal bedroom benefits from a spacious ensuite bathroom, built in wardrobes and a featured fireplace which adds character to the room. The second bedroom is another large double room, which enjoys stunning views over Ulverston and features a built in linen cupboard. Bedrooms three and four also enjoy fantastic views, with bedroom four benefiting from a connecting door to the annex. Completing this part of the home, the well-designed modern family bathroom features, a bath, separate shower, heated towel rail, WC, wall mounted mirrored cupboard, and a vanity washbasin.

## **The Annex**

This part of the home is currently used as a well-established holiday let throughout the year and has its own separate external entrance via a patio seating area. Entering the annex either internally or via its own external entrance, you are welcomed into an open plan living room and kitchen. The living area features a beautiful fireplace with electric fire and space for a dining table, leading seamlessly into the kitchen area. The kitchen is fitted with a range of wall and base units and includes plumbing for a washing machine and tumble dryer, an integrated NEFF oven and grill, a Zanussi induction hob with extractor over, a freestanding Bosch dishwasher, and space for freestanding fridge freezer.

On the first floor of the annex is a shower room comprising a shower, WC, and washbasin with vanity unit, which then leads through to the annex bedroom. The bedroom enjoys arguably the finest views in the entire house across the town and bay. Access is also provided to the versatile loft space.

Overall, the house has been thoughtfully designed and consideration given when fine tuning the specification to ensure it's both easy and comfortable to occupy. Aesthetical appeal and functionality have both played an equal part in design decisions.

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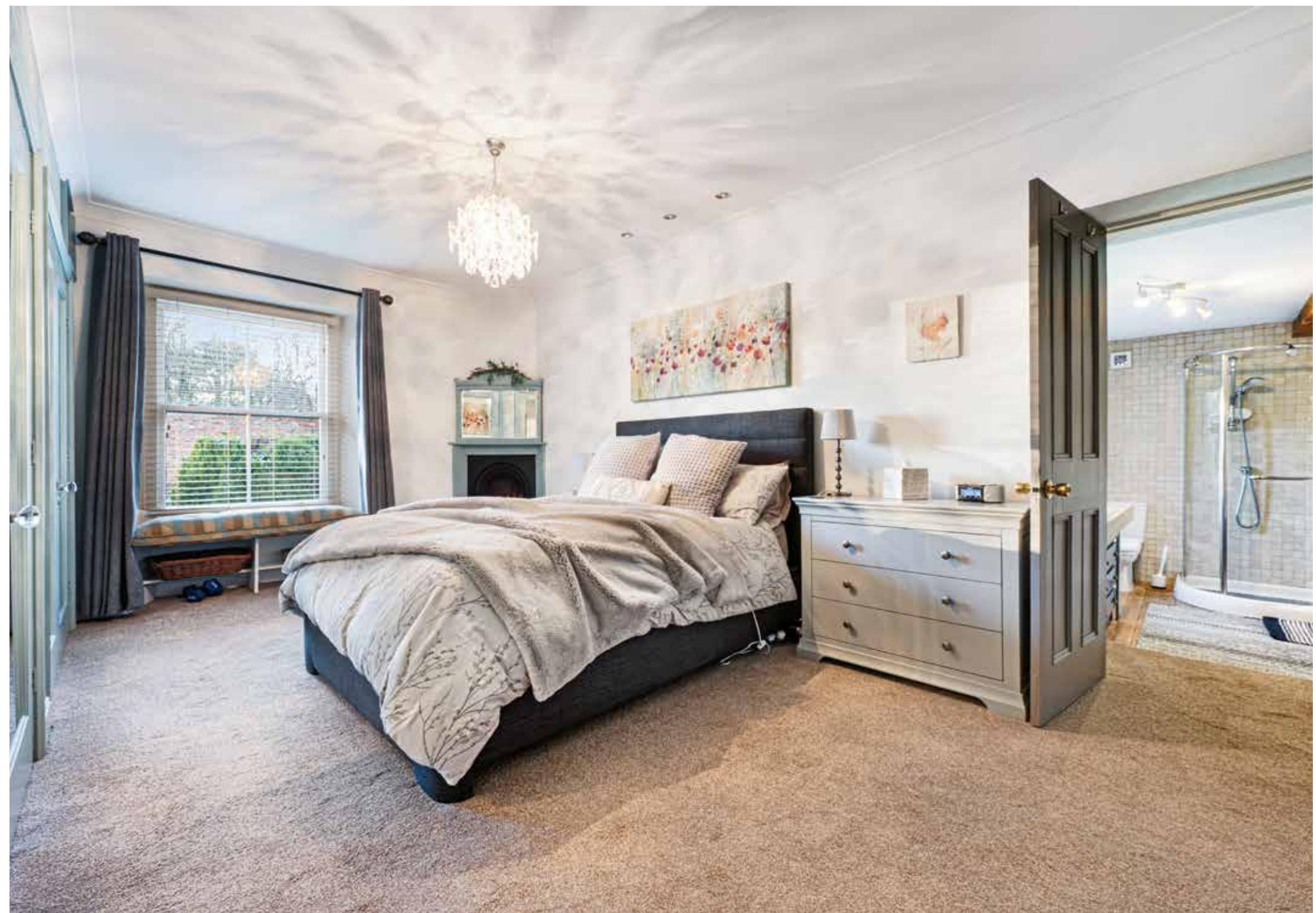
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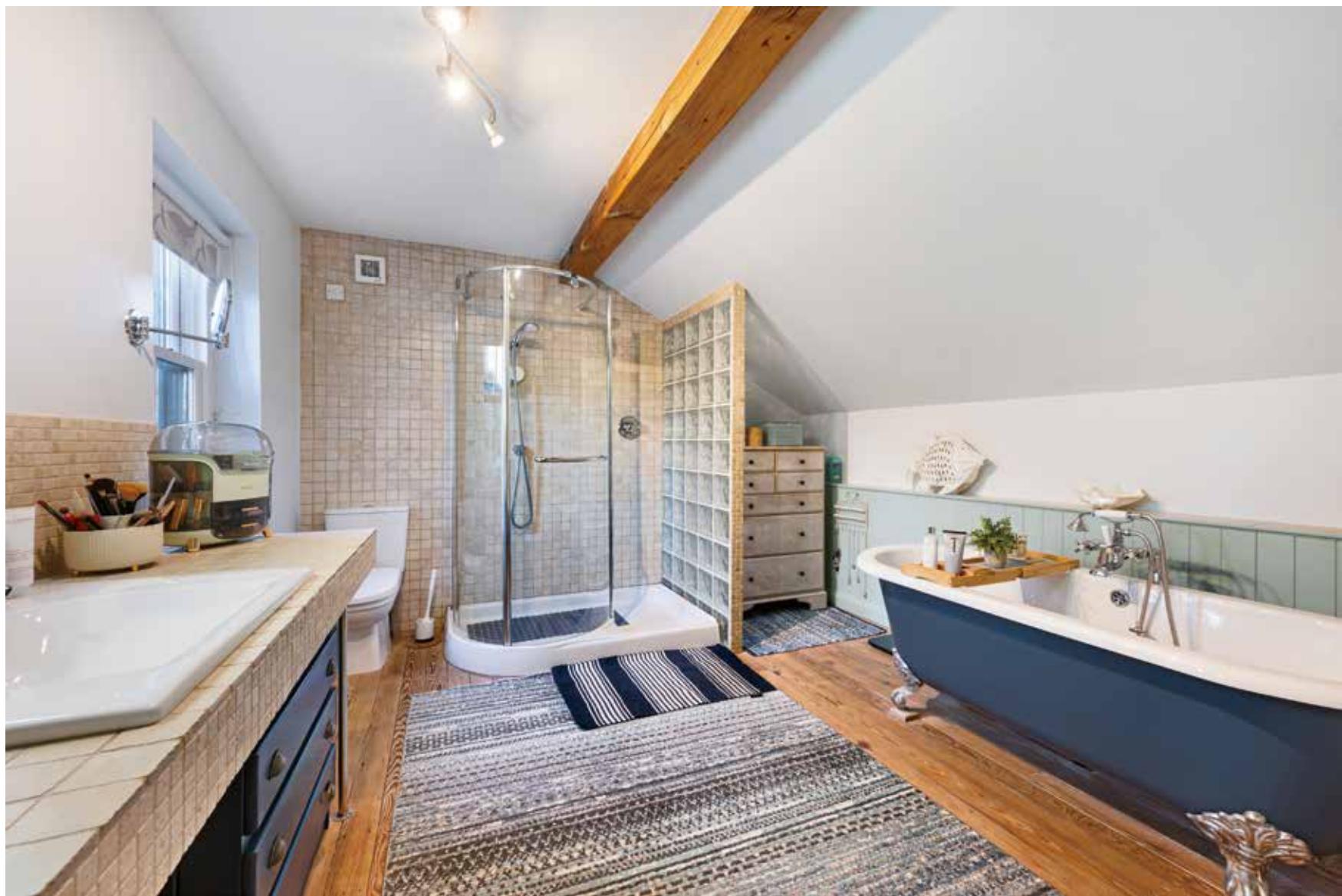
*“This is a large house, but it has never lost its homely and inviting feel, it is a place where family and friends are always made to feel at home!”*



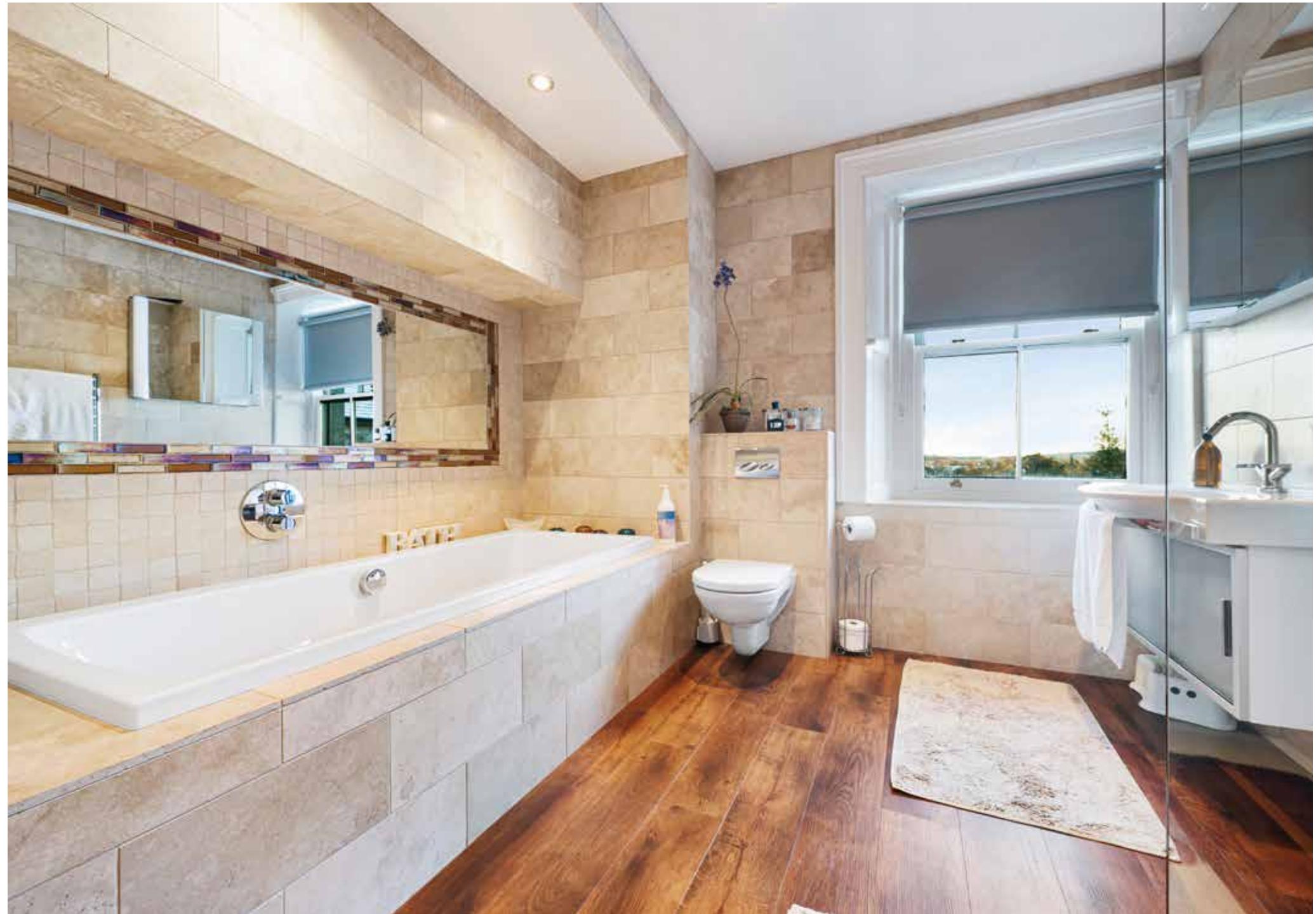














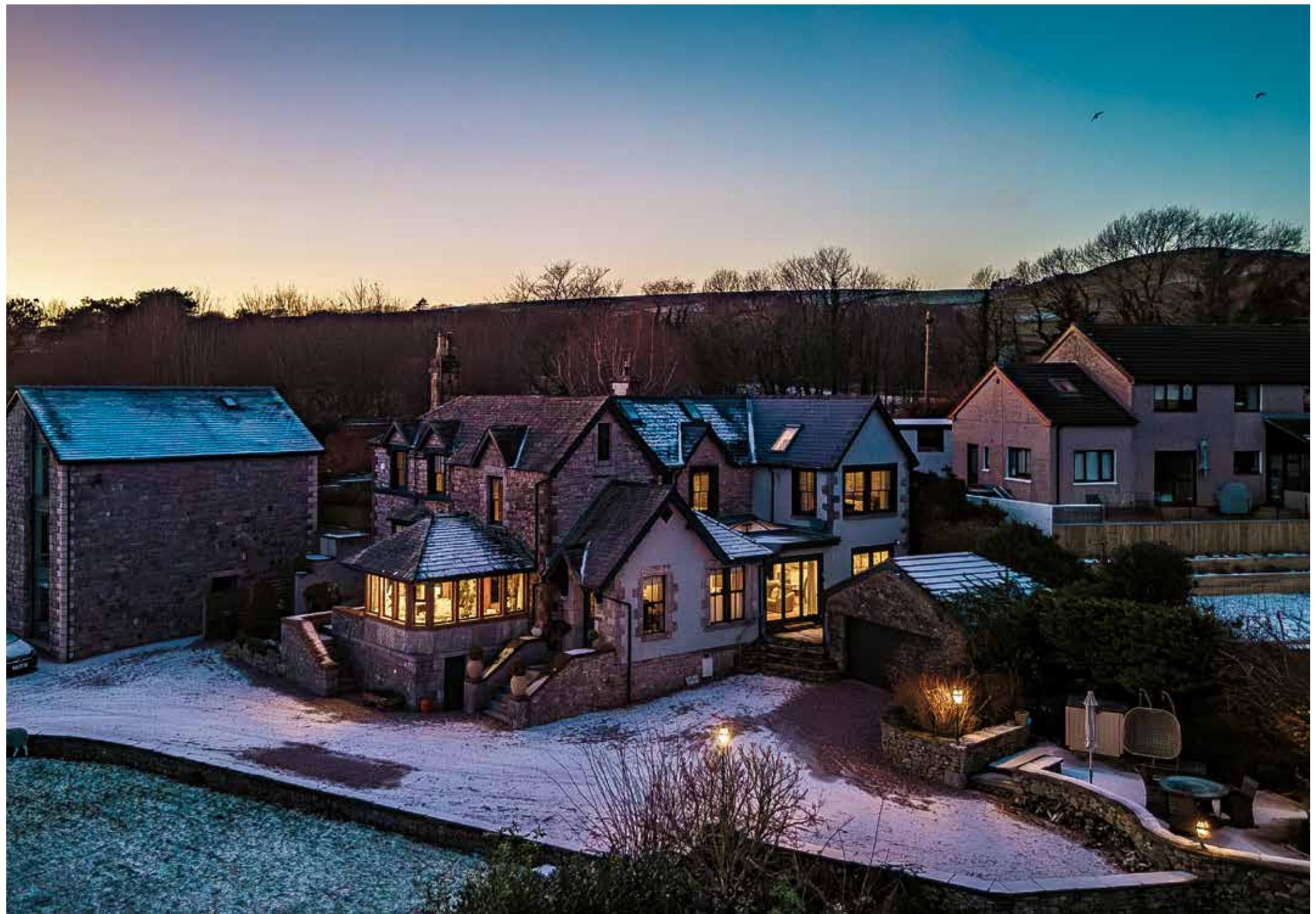
### Step outside

The grounds surrounding this exquisite property are both generous and thoughtfully arranged, offering a wonderful blend of practicality, charm and outdoor living space. A separate double garage provides secure parking for vehicles alongside valuable additional storage, while further off road parking for several cars is available on the drive. Beneath part of the property is a spacious undercroft, offering even more versatile storage.

To the front of the property lies a neatly maintained lawn, complemented by a delightful orchard area. A series of patio areas wrap around the house, creating multiple spots to enjoy the sunshine throughout the day and offering excellent spaces for outdoor dining.

To the rear, a courtyard provides more private outdoor setting with ample seating space. This area features the original well, a fascinating historical element dating back to the building's time as a gentleman's residence.



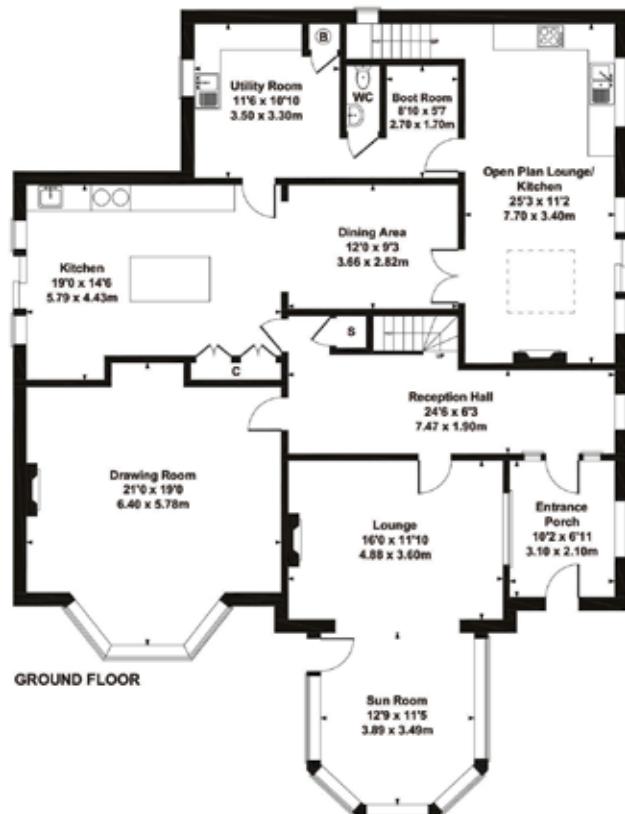
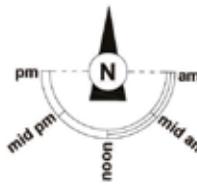


# Oaklands

Approximate Gross Internal Area 3348 sq ft - 311 sq m

Garage 409 sq ft - 38 sq m

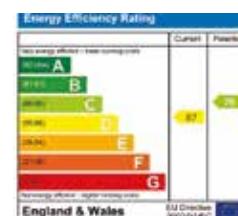
Total 3757 sq ft - 349 sq m



## 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. Printed

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# FURTHER INFORMATION

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## *On the road*

Newby Bridge	8.9 miles
Barrow-in-Furness	10.6 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](http://checker.ofcom.org.uk)

## *Rail Journeys*

There is a station in Ulverston on the Furness line which runs between Barrow-in-Furness and Lancaster. Lancaster station is on the main west coast line.



Based on approximate direct train journey times from Lancaster station. Train service durations vary, please check [nationalrail.co.uk](http://nationalrail.co.uk) for further details.

*Guide price £950,000*

## *Services*

Mains electricity, gas, water and drainage. Gas fired central heating from a Worcester boiler in the Utility and another newly installed boiler located in the annex. Two pressurised water tanks located in the cellar, which provide continuous balanced supply to the house. Plus wood sash double glazed windows throughout the home (other than the patio doors).

## *Directions*

[what3words://celebrate.latched.knots](http://what3words.com/celebrate.latched.knots)

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

## *Included in the sale*

All contents from the annex is available under separate negotiation, minus a few personal items..

## *Please note*

The first part of the drive is owned by Oaklands. The neighbouring property, Acorn House, benefits from a right of way over this section.

Westmorland and Furness Council

Council tax band -G

Tenure - Freehold

## *Things to do locally*

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.

## *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

## *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.

## *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

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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 and 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*

THE FINE & COUNTRY  
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

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Fine & Country Windermere  
Windermere Office Ellerthwaite Square, Windermere, Cumbria, LA23 1DU  
01539 733500 | [sales@fineandcountry-lakes.co.uk](mailto:sales@fineandcountry-lakes.co.uk)



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