



Green Oak, Ayside  
£695,000





## Green Oak

### Ayside, Grange-Over-Sands

A deceptively spacious appealing detached property boasting beautiful countryside views and substantial gardens and grounds. Pleasantly located in a semi rural location on a quiet lane within the hamlet of Ayside the location is convenient for the historic village of Cartmel where the local amenities include the famous 12th Century Priory, iconic Cartmel racecourse, Michelin starred restaurant L'Enclume and Grange Fell Golf Club. The property is within easy reach of the A590 offering easy access to the M6 and Newby Bridge, where the Swan Hotel is renowned for it's superb Restaurant, public bar, gymnasium, relaxing spa, tranquil park and competitively priced marina on the fringe of Lake Windermere. The location offers fabulous countryside walks, easy access to the rest of the Lakes, Grange-over-Sands and the market towns of both Kendal and Ulverston.

The beautifully presented accommodation offers a sitting/dining room with woodburning stove, kitchen, sun room/study and cloakroom to the ground floor and three double bedrooms, with one having an en suite shower room, and a four piece bathroom on the first floor. The property benefits from a combination of triple and double glazing, oil fired heating and spectacular views from all aspects.

Outside offers generous enclosed gardens, garage with utility space and ample driveway parking.



## GROUND FLOOR

### PORCH

5' 11" x 4' 0" (1.8m x 1.23m)

Entrance door with double glazed panel, dual aspect windows, electric panel heater, wall light.

### SITTING/DINING ROOM

22' 4" x 13' 9" (6.8m x 4.19m)

Door to front porch, triple aspect room with French doors to patio and three windows, radiator, woodburning stove to feature fireplace, coving, wall lights, parquet flooring.

### KITCHEN

13' 9" x 10' 11" (4.2m x 3.33m)

Door to rear porch, dual aspect windows, radiator, good range of base and wall units, Belfast sink, space for cooker, integrated fridge and dishwasher, cupboard housing oil fired central heating boiler, tiled splashbacks, tiled flooring.

### SUN ROOM/STUDY

13' 9" x 9' 1" (4.2m x 2.76m)

Door to patio, two windows, radiator, freestanding woodburning stove on stone hearth, wall lights, parquet flooring.

### CLOAKROOM

5' 7" x 3' 4" (1.7m x 1.01m)

Window to porch, radiator, two piece suite in white comprises W.C. and wash hand basin to vanity with Perspex splashback, wall light, tiled flooring.

### REAR PORCH

9' 0" x 3' 11" (2.75m x 1.2m)

Stable door with double glazed panel, window, tiled flooring.







## FIRST FLOOR

### LANDING

15' 7" x 6' 2" (4.74m x 1.87m)

Window with unspoilt countryside views, radiator, exposed beam, wall lights.

### BEDROOM

15' 1" x 10' 2" (4.59m x 3.09m)

French doors to balcony, radiator, decorative traditional cast iron fireplace, exposed beams, exposed stone feature walls.

### EN SUITE

10' 3" x 6' 8" (3.13m x 2.04m)

Window, radiator, three piece suite in white comprises W.C., wash hand basin to vanity and fully tiled shower cubicle with electric shower fitment, recessed spotlights, extractor fan, exposed stone feature wall, partial tiling to walls, tiled flooring.

### BEDROOM

13' 9" x 9' 7" (4.2m x 2.92m)

Window, radiator.

### BEDROOM

10' 4" x 9' 6" (3.15m x 2.89m)

Window, radiator, loft access.

### BATHROOM

11' 7" x 6' 11" (3.52m x 2.12m)

Window, heated towel radiator, underfloor heating, four piece suite in white comprises W.C., wash hand basin to vanity, bath with mixer shower and fully tiled shower cubicle with thermostatic shower fitment, recessed spotlights, two extractor fans, fitted mirror, loft access, tiling to walls and floor.









**GARDEN**

The front of the house which offers delightful woodland and fell views, has a gated pedestrian entrance together with two double gated entrances, one leading to the front of the garage and one leading to an ample gravelled driveway. There is also an external double power point. The rear of the property has pedestrian gated access on both sides leading to a substantial lawned garden bordered with a variety of mature trees and established shrubs, there is also various patios and seating areas which take full advantage of the outstanding countryside views together with a summerhouse, a small natural running water supply and an external water tap.

**GARAGE WITH UTILITY SPACE**

16’ 9” x 16’ 9” (5.11m x 5.11m)  
Double doors, pedestrian door, light and power, good range of base, wall and larder units, plumbing for two washing machines, space for two tumble dryers and fridge freezer, fitted shelving, panelled splashback.

**ON DRIVE 4 Parking Spaces**

**SERVICES**

Mains electricity, mains water, oil fired heating, non mains drainage.

**COUNCIL TAX :** Band E

**TENURE :** Freehold

**EPC Rating E**

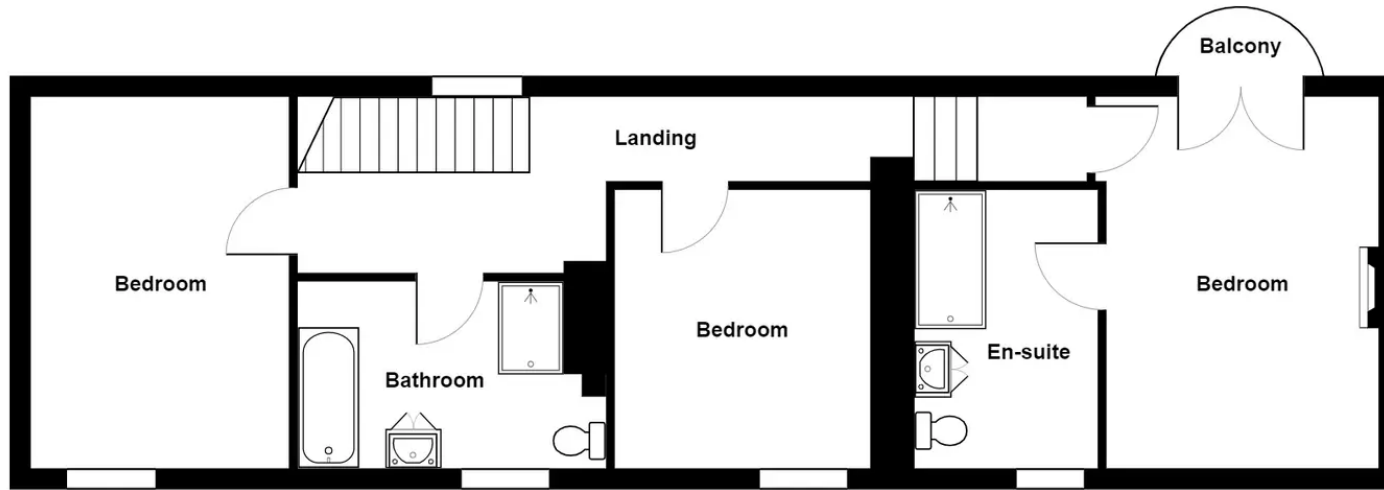
**DIRECTIONS**

Take the A590 towards Newby Bridge and exit signposted High Newton. Follow the slip road towards Ayside and pass the entrance to Oakhead caravan park to find Green Oak being the next property located on the right.

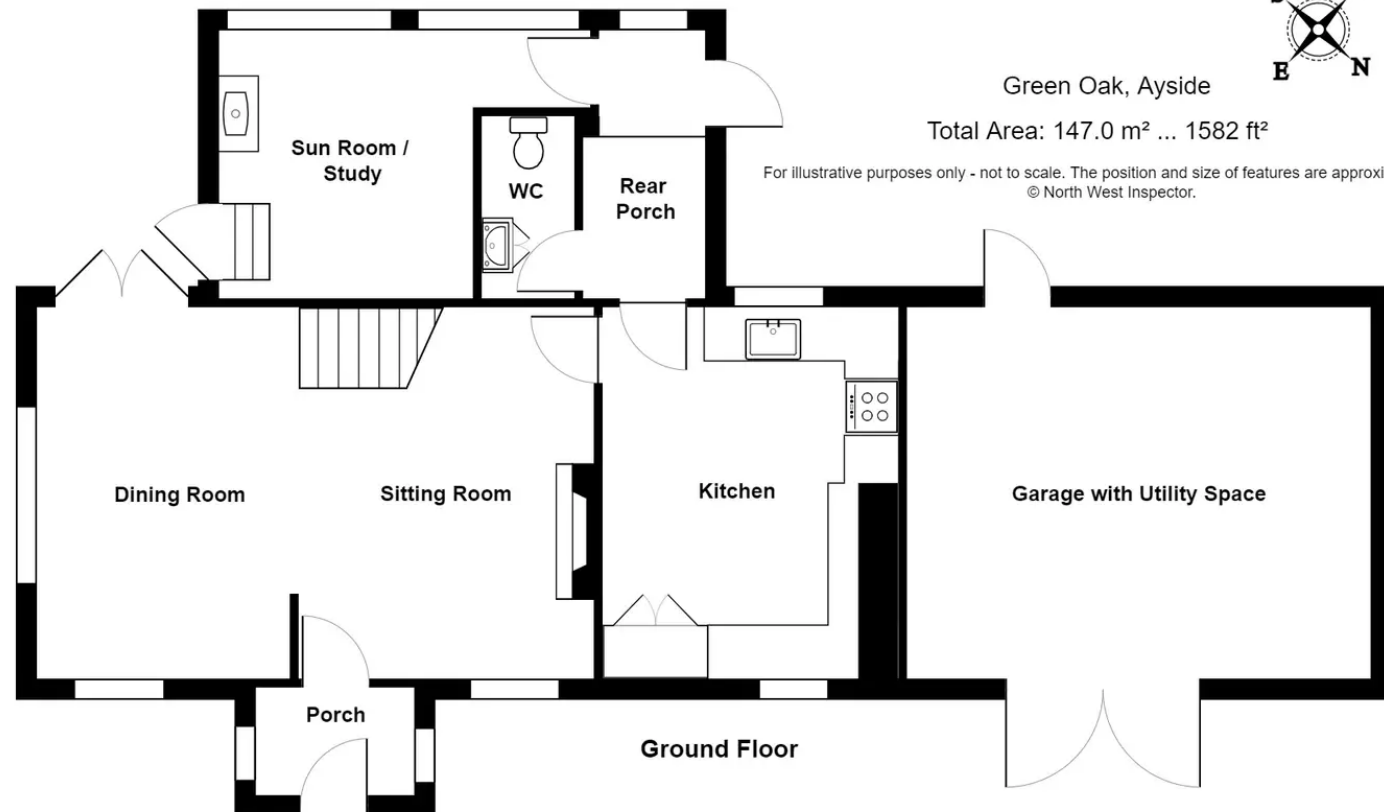
**WHAT3WORDS:** sunset.leads.canoe







First Floor



Ground Floor





## THW Estate Agents

Palace Buildings Main Street, Grange-Over-Sands - LA11 6AB

015395 33335 • [grange@thwestateagents.co.uk](mailto:grange@thwestateagents.co.uk) • [www.thwestateagents.co.uk](http://www.thwestateagents.co.uk)

