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£825,000



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GARAGE & PARKING

Oaklands, Abbey Road, Barrow-in-Furness, LA13 0PA

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Magnificent Grade II listed period home situated in a beautiful position to the outskirts of Barrow-in-Furness, nestled between the historic Furness Abbey and The Abbey House Hotel. Set in its own extensive grounds and gardens which we are advised extend to approximately 6 acres, comprising formal gardens and mowed paddock area. This excellent property offers many original features and is of spacious proportions throughout that will be truly appreciated upon internal inspection. Comprising of three reception rooms, up to six bedrooms, conservatory, double garage, further single garage and ample parking. The discreet hidden location is only a minute from Abbey Road and this excellent home offers so much more potential for the right buyer. Viewing Highly Recommended to appreciate this great home and location.



#### DIRECTIONS

Proceeding towards Barrow-in-Furness along the A590 dropping down the hill towards the roundabout and turn left onto Park Road signed Furness General Hospital. Proceed along the road and when you reach the roundabout turn right onto Abbey Road continue along the road and after passing the Abbey House Hotel, you will reach the Gate House. Turn and drive through the Gate House, follow the lane and it turns right to Oaklands.

The property can be found by using the following "What Three Words" <https://what3words.com/salmon.stumpy.radically> to house. Entrance from Abbey Road  
<https://what3words.com/formation.evidence.choirs>

#### GENERAL INFORMATION

GENERAL INFORMATION TENURE: Freehold

COUNCIL TAX: G

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains services include gas, electric, water and drainage.









Accessed through an open fronted shelter porch, with half glazed double doors into:

**ENTRANCE**  
Traditional wooden door with leaded panes giving access to:

**RECEPTION HALL**  
Oak panelling to walls, sweeping staircase to first floor with Oak handrail, newel posts, spindles and stunning leaded glass stair and landing window. Chandelier, Myson fan assisted radiator and internal doors to study, drawing Room, dining Room, inner hall, cloakroom and further door to rear vestibule leading to gardens and an under stairs store.

**CLOAKROOM**  
9' 6" x 5' 8" (2.9m x 1.73m) plus recess  
Comprising of wash hand basin inset to marble effect work surface with storage cupboards under and tiled splashback with WC to side recess. Twin leaded sash window to front, further window above the WC and radiator.

**DRAWING ROOM**  
23' 8" x 14' 9" (7.21m x 4.5m) plus bay  
Superb room with rectangular bay windows with window seat to front, fan assisted radiators underneath and windows with leaded upper panes offering a superb outlook over the grounds. Further bay window to rear with fan assisted radiator underneath, looking to the driveway and ornamental pond. Substantial traditional fireplace with quarry tiled inset, hearth with alcove recess to side. Panelling around the walls with picture rail, coving to ceiling and two feature ceiling roses with chandeliers.

**STUDY**  
14' 0" x 13' 10" (4.27m x 4.22m)  
Feature window to side with leaded upper panes offering an aspect to the driveway and garden. Magnificent central, feature fireplace with beautiful wooden surround and quarry tiled insert and hearth. Panelling to approximately half the walls with wooden picture rail and coving to ceiling.

**DINING ROOM**  
23' 9" x 14' 8" (7.24m x 4.49m) plus bay  
Panelled in Oak to three quarter level with matching bar to the corner of the room. Two ceiling light points with detailed roses, coving, magnificent bay window with window seat, door to the rear with leaded upper panes and to the side a magnificent fireplace matching the panelling with an open grate for a real fire.

**INNER HALL**  
Doors to cloakroom and kitchen.

**CLOAKROOM**  
Pattern glass sash windows and built in storage cupboards to both walls.

**KITCHEN**  
13' 7" x 13' 1" (4.16m x 4.00m) plus breakfast area  
Fitted with a range of base, wall and drawer units with light patterned work surface incorporating sink and drainer with mixer tap and tiled splash backs. Electric hob with cooker hood over, Hotpoint dishwasher and built-in eye level Bosch double oven and grill. Central island with glazed displays, tiling to floor and built in dresser style unit with hatch to dining room. Integrated wine rack pantry cupboard and door to rear staircase.



**BREAKFAST AREA**  
11' 4" x 10' 1" (3.47m x 3.08m)  
Feature illuminated display niches, two windows one offering an aspect over the driveway and ornamental pond and the other to the conservatory. Radiator, inset lighting to ceiling and door to inner hall.

**INNER HALL**  
Multi pane glazed door to conservatory and doors to freezer and utility room.

**CONSERVATORY**  
15' 0" x 13' 3" (4.58m x 4.05m)  
Tiled floor, two radiators, power sockets and double doors to driveway and garden. PVC double glazed construction set to a low wall with polycarbonate vaulted ceiling.

**STORE/FREEZER ROOM**  
6' 6" x 5' 10" (1.98m x 1.78m)  
Quarry tile floor with window to conservatory and coat hooks to wall.

**UTILITY ROOM**  
9' 9" x 7' 5" (2.98m x 2.27m)  
Stainless-steel sink unit with cupboard under, floor Ideal Concorde CX gas boiler for the heating and hot water systems, space and plumbing for washing machine, single glazed sash window, quarry tiling to floor and door to useful pantry cupboard with shelving. Further door to workshop.

**WORKSHOP/STORE**  
19' 3" x 8' 11" (5.87m x 2.72m)  
Shelving to two walls, two single glazed windows, electric light and power and radiator. Door to garage.

**FIRST FLOOR LANDING**  
11' 10" x 11' 5" (3.63m x 3.48m)  
Double radiator, coving to ceiling, access to bedrooms and bathroom and recessed access to double fronted linen cupboard. Door to inner landing.

**MASTER BEDROOM**  
17' 11" x 14' 11" (5.46m x 4.55m)  
Spacious master with comprehensive range of fitted bedroom furniture including wardrobes, dresser drawer and bed side units. Pendant light point, inset lights to ceiling and two radiators. Single glazed windows offering a lovely aspect over the garden and connecting arch to ensuite.

**ENSUITE**  
9' 4" x 5' 6" (2.87m x 1.70m)  
Two piece suite comprising of WC and wash hand basin set to vanity unit with tiled splash backs and mirror above with lights to either side and storage cupboards under. Pattern glass window and radiator.

**BEDROOM**  
14' 0" x 10' 11" (4.27m x 3.33m)  
Double room with fitted bedroom furniture, double radiator and single glazed window to front towards the garden, drive and ornamental pond. Connecting door to a further bedroom.

**BEDROOM/WORKROOM**  
20' 1" x 10' 10" (6.14m x 3.32m) widest points  
Two single glazed windows to front, two radiators and connecting door to inner landing and staircase to kitchen.

**WC**  
6' 2" x 4' 11" (1.90m x 1.50m)  
Two piece suite comprising of WC and wash hand basin. Radiator and window.

**BEDROOM**  
9' 6" x 6' 10" (2.91m x 2.10m)  
Single room with fitted wardrobes, radiator and feature window to front looking to the garden area.

**BATHROOM**  
11' 8" x 9' 4" (3.57m x 2.85m)  
Fitted with a coloured five piece suite comprising of corner bath, two wash hand basin's inset to work surface with storage cupboards under, mirrors above and tiled splashbacks, bidet and WC. Radiator, tiling to approximately 3/4 of the walls and traditional leaded and coloured glass window to front.

**BEDROOM**  
13' 6" x 13' 10" (4.13m x 4.24m)  
Further double room with a range of built in bedroom furniture. Radiator, window to side giving an aspect to the driveway and garden, coving to ceiling, picture rail, ceiling light points and two wall light points.

**BEDROOM**  
14' 11" x 15' 8" (4.55m x 4.78m)  
Double room with raised platform offering a double bed with bedside cabinets to either side, fitted mirror fronted wardrobes and access between to a dressing room/ensuite. Three windows to front, side and rear with the rear offering a lovely aspect over the garden.

**ENSUITE/DRESSING ROOM**  
7' 1" x 6' 0" (2.18m x 1.84m)  
Single glazed window overlooking the garden, wash hand basin inset to vanity unit with storage cupboards under and sliding glazed doors to shower cubicle with Mira shower, tiling to walls and radiator.

**EXTERIOR**  
Set on an excellent sized plot creating fabulous gardens and great paddock. Approached by driving through the Gatehouse directly from Abbey Road you are lead to the private grounds belonging Oaklands. Substantial brick set driveway which sweeps to the front of the property and offers a circular driveway with magnificent ornamental pond to the centre and access around the house towards the garage. The grounds are extensive, perfect for a home of grandeur offering both formal gardens and woodland, in addition there is an excellent paddock which is perfect for a pony or general recreational purposes. The main front garden area is well tended with an orchard area to the side. Spacious front terrace offering a seating area with balustrading and stepped access to a lawn with further drive to side and further steps to a sweeping lawn with mature trees, shrubs and bushes around the perimeter and lower ornamental pond. A secondary sweeping driveway leads down to Abbey Approach with the Ancient Furness Abbey at the bottom.

**GARAGE**  
20' 8" x 16' 4" (6.31m x 4.98m)  
Remotely operated double up and over door, electric light and power. Shelving to walls and radiator.

**GARAGE/MOWER SHED**  
23' 6" x 13' 6" (7.18m x 4.14m)  
Substantial brick built building with WC, electric light and power. Doors to front and windows to side. To the rear is a greenhouse with open farmland to side.