





Oakland Hall

Oakland Hall, Carriage Drive, Windermere, Cumbria, LA23 1SA

Oakland Hall is part of a former gentleman's residence. This impressive property has everything you would want in a high end property - the wow factor, lake and fell views, period features, good sized rooms, modern kitchen, relaxing living room, low maintenance gardens, plenty of parking and a detached garage with carport.

Quick Overview

4 Bedrooms all ensuite
Immaculately finished
Period Features & Modern Amenities
Lake and Fell views



Welcome

Oakland Hall is a large luxury property that is part of one of the first gentleman's residence to be built in Windermere. The property has been completely renovated to the highest of standards while retaining many of the its original 'Arts and Crafts' features; from the impressive fire places, to the front door, tiled floors, ceilings, stone-mullioned windows and fantastic stained-glass windows.

The views from the property of Lake Windermere and the Langdale Pikes are just as special as the house itself. There are good-sized gardens front and back, which both have patios and level grass lawns. Plenty of parking is available to the front.



Enjoy a Modern Kitchen

The beautiful original front door opens onto the entrance hall, leading to a bright, modern kitchen. Natural light streams through 8 Velux windows and the bi-fold doors leading to the front patio is perfect for the warm summery months.

Specifications
Kitchen
15' 9" x 10' 5" (4.8m x 3.18m)

The clean design of the wall and base units are complemented by slate worktops, and high-quality appliances which include an inset Bosch microwave, dishwasher, Baumatic wine cooler, a large New World oven with 6 ring gas hob, hood over and American-style fridge freezer. A large island in the centre has a built-in breakfast bar and cupboards below. A Worcester boiler and hot water cylinder can be found in the cupboard beside the fridge and an inset sink close to the hob make this kitchen stylish and practical.





Impressive Dining

The Dining Room is truly impressive, with a large beautifully restored original 'Arts and Crafts Movement' fire place and wood burner, which is without a doubt, an outstanding piece of craftsmanship. There are also two large original stained-glass windows, the original wood flooring and a modern mezzanine balcony overlooking this unique space.

A Utility Room, just off of the Dining area, includes storage cupboards, a worktop with inset sink, a washing machine and dryer, and a door to a WC and wash basin with a patterned tiled floor.

Specifications

Dining Room
27' 4" max x 14' 0" (8.33m x 4.27m)

Utility
8' 1" x 4' 1" (2.46m x 1.24m)



Stylish Sitting Room

The large Sitting Room has a beautiful original feature fireplace with wood burner and a patterned ceiling and picture rail. The room also has the original wooden flooring and a large delightful bay window extending out onto the terrace, with a window seat. There is a second mullioned window with window seat and both overlook the patio and rear garden.

Specifications

Sitting Room
21' 10" max x 20' 5" into bay
(6.65m x 6.22m)

A doorway leads out into a hallway, where you will be able to access the patio via the back entrance or head upstairs to the first floor, where you'll find a Mezzanine walkway and three of the four bedrooms.





Charming Bedrooms

Specifications

Bedroom 1

4' 0" x 11' 0 max" (4.27m x 3.35m)

Ensuite

WC, washbasin, shower, extractor fan, shaver point & heated towel rail

Bedroom 2

20' 7" x 12' 3" (6.27m x 3.73m) max

Ensuite

WC, washbasin, shower, extractor fan, shaver point & heated towel rail

Bedroom 3

12' 1" x 7' 8" (3.68m x 2.34m) min

Ensuite

WC, washbasin, shower, extractor fan, shaver point & heated towel rail

Bedroom 4

17' 0" x 13' 11" (5.18m x 4.24m)

Ensuite

WC, washbasin, bath with shower over, extractor fan, shaver point & heated towel rail

Stairs from the ground floor lead up to a Mezzanine walkway on the first floor, overlooking the spectacular dining area, and the two stained-glass windows with the original family motto, "Palma Virtuti", roughly translated as "Fortune favours the brave". It also leads on to three bedrooms and a laundry cupboard.

Bedroom one with ensuite bathroom, overlooks the rear garden and has views towards the fells and Lake Windermere from the mullioned windows and window seat.

The adjacent bedroom two with ensuite, also offers views of the fells and Lake Windermere from a larger mullioned bay window. Opposite, bedroom three, with ensuite faces the front of the property.

Heading back along the walkway, up the stairs to the second floor, you'll find bedroom four, a large space with another stunning stained-glass window and ensuite bathroom.







Views from the Patio

To the back of the property, there is a good-sized terrace with beautiful views of the Fells, which is able to accommodate all the guests of the houses. The patio steps lead down to a low-maintenance garden area with level grass lawn which opens to a larger woodland garden beyond.

The front of the property has a patio seating area accessible from the bi-fold doors of the kitchen and perfect for breakfasts or lunches outside during the summery months. There is also ample parking for eight cars, as well as a garage and car port, which may have the capability for further development potential (subject to the necessary planning permissions.)

Important Information

Services:

Mains gas, water, electricity and drainage. Gas fired central heating.

Council Tax Band:

TBC

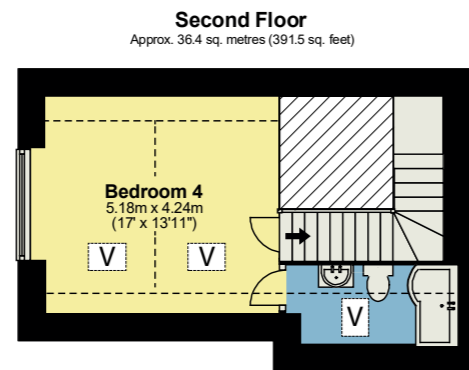
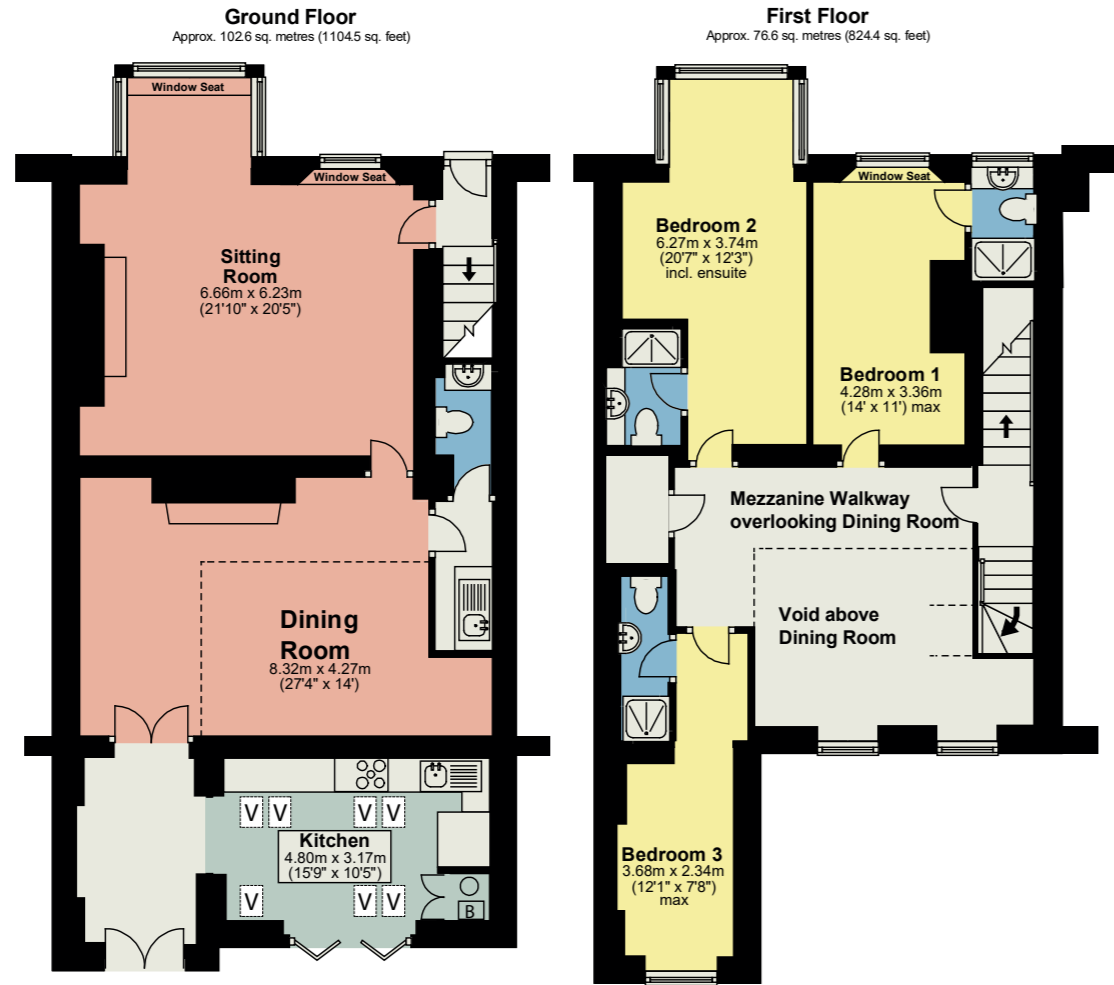
Tenure:

Freehold.

Energy Performance Certificate:

The full Energy Performance Certificate is available on our website and also at any of our offices.

Floorplan & Boundary Map



Total area: approx. 215.6 sq. metres (2320.4 sq. feet)
For illustrative purposes only. Not to scale. REF:W5348



Directions

Oakland Hall, Carriage Drive, Windermere, Cumbria, LA23 1SA

Proceed out of Windermere towards Ambleside on the A591 with St Mary's church on the left. After approximately 200 yards bear right up the private Carriage Drive continuing up for 250 yards, turning left and follow the road to the left.

Viewings

Strictly by appointment with Hackney & Leigh Windermere Sales Office.

To view contact our Windermere office:

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