



Oatlands
Haverbreaks Road | Lancaster | Lancashire, LA1 5BJ

FINE & COUNTRY

OATLANDS

Welcome to Oatlands. This substantial detached family house enjoys light and bright well planned accommodation over two floors providing 4173.59 sq ft of smartly presented living space all set within $\frac{3}{4}$ of an acre of landscaped and established gardens. Ready to move straight into, this is a premium property in Lancaster's prime residential area that is sure to appeal to the discerning buyer.



The private Haverbreaks Estate is located on the edge of the Fairfield Nature reserve and open countryside yet within walking distance of Lancaster City and is admired for the sizeable and individual detached houses. There's easy access to the canal path for walking, running or cycling which then links to an extensive network of traffic-free cycle paths.

Haverbreaks properties are highly sought after being convenient for those working at the Universities of Lancaster and Cumbria and the Royal Lancaster Infirmary. It's also within walking distance for children attending the Boys and Girls Grammar Schools or Ripley St Thomas Church of England Academy. It's handy for all that Lancaster has to offer in terms of retail, social and commercial opportunities and is convenient for those needing the train station whether for commuting or away days; Lancaster station is on the main west coast line with a frequent service to Manchester and London Euston (two and a half hours). By road, Haverbreaks is accessible to the wider network via the M6, via either J33 or 34.

Built around 1960, Oatlands has been significantly extended and kept up to date over the years. Purchased by the present owners in 2017 it has been further upgraded with the installation of a four piece bathroom suite, bespoke contemporary Ensuites, new carpets and redecoration throughout, a new central heating boiler (installed in 2019) Outside the gardens have been reinstated to their former glory, and benefitting from outside lighting to both sides of the property which is perfect for entertaining.

The living accommodation is extremely flexible and can cater for a variety of lifestyles, it provides four reception rooms, seven bedrooms (four of which are ensuite) and a large family bathroom. With one of the ensuite bedrooms being on the ground floor it offers flexibility and is ideal as a guest room (especially for older relatives) or makes a useful gym as is currently the case. There's also a separate office for those looking to work from home. Being positioned centrally in the garden there are great views from all rooms - in spring, summer and autumn the mature trees make for great privacy and seclusion whilst the gated entrance ensures that the garden is secure for children and dogs - all in all, a great family house. With big picture windows in most rooms as well as roof lights or Velux skylights along the ground floor rear elevation, it's also an exceptionally light and sunny house with the back of the house enjoying morning light and the front bathing in the afternoon and evening sun.



Step through the front door to a spacious and welcoming reception hall with attractive parquet effect Amtico style flooring and light oak internal doors. There's a useful coat storage walk in cupboard and a separate cloakroom with toilet and wash basin. Double oak and glass doors open into the sitting room with a picture window to the front garden and a wood burning stove for the colder months. There's a second sitting room, or family room which is currently set up with a projector to show onto the wall, ideal for family cinema nights or for a separate entertaining space for teenagers.

Dedicated space to work from home is now high on the wish list of many buyers and here at Oatlands there's a ground floor office with a view over the front garden.

The fabulous kitchen through to the dining area is at the heart of the property leading though into the garden room which can either be left open to flow through from the dining area or closed off via full length glass doors to form a separate lounge or music room. If you're also looking for an inside/outside flow, there is a door to the rear garden from the dining room and in the triple aspect garden room there are bi-folding doors to the front terrace - imagine these open on a summer's afternoon with the terrace set up with garden furniture and a barbecue. Lovely for family life and if you like to entertain then absolutely super for parties too.

The kitchen has a timeless classic look and is well equipped with solid wooden paneled units which are painted a pale blue. Designed and fitted by well regarded local company Linda Joseph Interiors (Kirkby Lonsdale) there are granite and oak worktops and a breakfast bar. There's a double Belfast sink (with views over the rear garden) and a second veg prep sink with Quooker boiling water tap - this will save you no end of time with instant hot drinks and a ready supply of hot water for cooking. There's an integrated fridge freezer, dishwasher and a Rangemaster cooker with 6 ring gas hob which the keen cook will no doubt appreciate. The dining room has a matching dresser unit and the rear entrance vestibule has matching store cupboards. From here there's a door to the utility room with plumbing for the washer, space for a drier, sink unit and a second downstairs toilet.

So popular these days because of the flexibility it brings is a ground floor bedroom. Quietly tucked away at the rear of the property and benefitting from its own external access to the rear garden is a bright and spacious double room. Morning sun floods in through full length windows and three large Velux skylights. There's a deep walk in wardrobe and a fully tiled ensuite shower room. Being away from the first floor bedrooms, it's ideal as the room is offering a little independence for either an elderly relative or noisy teenager!

The inner hall not only leads to the attached double garage with an electric door, power, light and side door to outside but benefits from two fantastic floor to ceiling storage cupboards. There's then a boiler cupboard and useful store/workshop to the rear.

















Moving back into the inner hallway there is a tiered staircase which rises to the first floor - the impressive galleried landing sets the tone for the space on offer upstairs – a room in itself; light and bright there are French windows to the Juliette balcony with views over the rear garden.

The first master bedroom has been remodeled and now offers a built in wardrobe and a contemporary ensuite shower room (refitted in 2021). At the other end of the house you will find an equally impressive master bedroom again with its own contemporary ensuite(also installed in 2021). There is a further double bedroom with an ensuite to the rear of the house. Double bedrooms 4 and 5 both look to the front garden, one of which has a dressing room, and single bedroom 6 (which is currently used as a dressing room) houses the airing cupboard. These three bedrooms are served by the family bathroom (refitted in 2019) which has a four piece suite including a stylish free standing bath and a wash bowl on a hand crafted burred oak floating shelving unit.

Access to the large storage loft is on the landing, there's a pull down ladder. It is part boarded and runs nearly the full width of the house.













The outside space at Oatlands is just as spacious and conducive for family life as the inside.

Turning into the gateway there is a tarmac drive which provides further gravel parking. This was all resurfaced in 2017. There's a further gravel parking at the side of the property either for more cars or would enable a campervan or boat to be neatly tucked away.

The gardens extend to around 3/4 acre and surround the house. Landscaped by Hayes of Ambleside when the property was originally built, the gardens have matured wonderfully and now provide an established setting with a variety of shrubs and trees, including a lovely maple tree centrally planted in the back garden and a cherry blossom tree in the front, which are an absolute picture of seasonal colour in autumn and spring respectively.

The front garden has a large gently sloping lawn with deep well stocked borders. A flourishing white rose climbs along the railings in front of the house with steps up to the side flagged seating terrace – a sheltered sun trap in the afternoons and we're told a favoured spot for a long leisurely lunch.

Walking round to the rear there is an Indian sandstone flagged terrace – this catches the morning sun and is the perfect place for a leisurely weekend bunch or morning coffee. A low retaining wall rises to the gently sloping lawn with a limestone rockery and flower border adding colour. A path winds up to the higher terrace with circular fish pond. This terrace is a choice setting for an evening glass of something chilled as it is slightly elevated and just gets the last of the sun – always good to know! If you fancy growing your own there is a vegetable garden, concrete base for a greenhouse and a small orchard with apple and pear trees.

There is an external tap, wood store and outside lighting surrounding the house including uplights under many of the trees.







Services

Mains electricity, gas, water (metered) and drainage.

Gas fired central heating is zoned for convenience. Underfloor heating in the kitchen and garden room.

£180 pa (2022) is payable to the Haverbreaks Estate.

Directions

From Lancaster follow signs to Aldcliffe Road, continue along this road for approx. 0.6miles passing an Aldi store on your right, take a left turn over the bridge on to Haverbreaks Estate. Bear right to continue down Haverbreaks Road and the driveway to Oatlands can be found immediately on the left hand turning for The Rise.

Council Tax Band: G

EPC Rating: D

Tenure: Freehold

£ 1,175,000

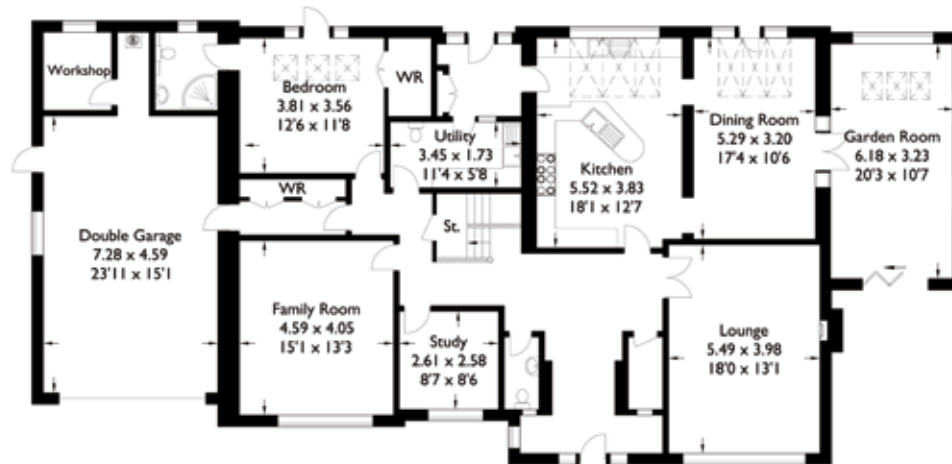


Oatlands

Approximate Gross Internal Area : 348.20 sq m / 3747.99 sq ft

Garage : 39.54 sq m / 425.60 sq ft

Total : 387.74 sq m / 4173.59 sq ft



Ground Floor



First Floor

For illustrative purposes only. Not to scale.
Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.





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 the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, Russia, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the 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.

Fine & Country
Tel: +44 (0)1524 380560
sales@fineandcountry-lakes.co.uk
19, Castle Hill, Lancaster, Lancashire, LA1 1YN

