



## 31 Woodland Road

Ulverston, LA12 0DX

Offers In The Region Of £645,000



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Occupying one of Ulverston's most sought-after residential addresses, 31 Woodland Road presents a rare opportunity to acquire a substantial detached family home set within an exceptional south-facing plot. Positioned on a private and highly desirable plot, the property enjoys generous, mature gardens arranged over a large tiered area, offering privacy and an attractive outlook to the rear. The south-facing orientation ensures the gardens benefit from sunlight throughout the day, creating a wonderful setting for family life. Internally, the property extends to five bedrooms and offers extensive accommodation space with significant scope for refurbishment and modernisation. While requiring comprehensive improvement works, the house provides an exciting opportunity for purchasers to create a bespoke family home tailored to their own tastes and requirements, all within one of the area's premier residential locations.

Occupying one of Ulverston's most sought-after residential addresses, 31 Woodland Road presents a rare opportunity to acquire a substantial detached family home set within an exceptional south-facing plot. Enjoying a private position and one of the largest plots on the road, the property offers extensive accommodation, mature gardens and outstanding potential for modernisation, creating an exciting prospect for buyers seeking a long-term family home in a premier location.

The property is approached via the front entrance, opening into a welcoming entrance hall with staircase leading to the first floor and access to the principal ground floor accommodation. To the front of the property are two generous reception rooms, both enjoying large windows and excellent natural light. These versatile spaces offer flexibility for formal and informal living, with one room currently featuring a gas fire as a focal point.

To the rear, the kitchen occupies a sizeable footprint and overlooks the gardens. While now requiring replacement as part of a wider refurbishment programme, the space offers excellent scope for redesign and reconfiguration to suit modern family living. A useful ground floor WC is positioned off the entrance hall, whilst a cloakroom provides additional storage. Completing the ground floor accommodation is a study and a fifth bedroom, presenting options for home working, guest accommodation or multigenerational living.

The first floor opens onto a central landing which gives access to four well-proportioned bedrooms. The bedrooms enjoy pleasant outlooks, with several benefitting from views across the property's mature gardens and surrounding greenery. A family bathroom and separate WC serve the first floor, while two useful storage cupboards provide practical everyday storage. Access is also available to the attic space via a pull-down ladder from the landing.

Externally, the property's outstanding plot is undoubtedly one of its defining features. Set within a generous south-facing site, the mature gardens extend over a large tiered area to the rear, offering exceptional privacy and a wonderful backdrop for family life. The gardens enjoy sunlight throughout the day and provide endless opportunities for landscaping, outdoor entertaining or future enhancement. The plot is understood to be one of the widest on Woodland Road, further adding to the property's rarity and appeal.

The house now requires comprehensive refurbishment and modernisation throughout, including upgrading of windows, electrical installations and general fittings and finishes. However, for purchasers seeking a project, the opportunity on offer is considerable. With five bedrooms, multiple reception rooms, a superb plot and a highly desirable location, the property provides an exceptional blank canvas from which to create a bespoke family home.

Woodland Road remains one of Ulverston's most established and highly regarded residential addresses, offering a peaceful setting while remaining within easy reach of the town centre, highly regarded schools, local amenities, leisure facilities and Ulverston railway station. Opportunities to acquire homes of this scale, position and potential are seldom available.

### Entrance Hall

15'5" x 10'9" (4.718 x 3.277)

### Living Room

15'11" x 12'11" (4.858 x 3.952)

### Dining Room

12'11" x 10'10" (3.951 x 3.317)

### Kitchen

18'3" x 12'7" (5.581 x 3.848)

### Ground Floor WC

6'6" x 3'8" (2.003 x 1.119)

### Bedroom One

13'0" x 10'11" (3.979 x 3.329)

### Study

### Landing

17'5" x 7'3" (5.321 x 2.214)

### Bedroom Three

11'1" x 9'5" (3.393 x 2.871)

### Bedroom Four

10'10" x 7'3" (3.319 x 2.231)

### First Floor WC

5'5" x 3'3" (1.674 x 1.016)

### Family Bathroom

7'10" x 6'7" (2.405 x 2.013)

### Bedroom Two

12'5" x 11'3" (3.809 x 3.438)

### Bedroom Five

9'3" x 7'9" (2.824 x 2.376)



- Substantial five-bedroom detached family home
- Flexible accommodation extending across two floors
  - Rare opportunity to add significant value

- Exceptional south-facing plot
- Peaceful yet convenient location,
  - Council Tax Band G



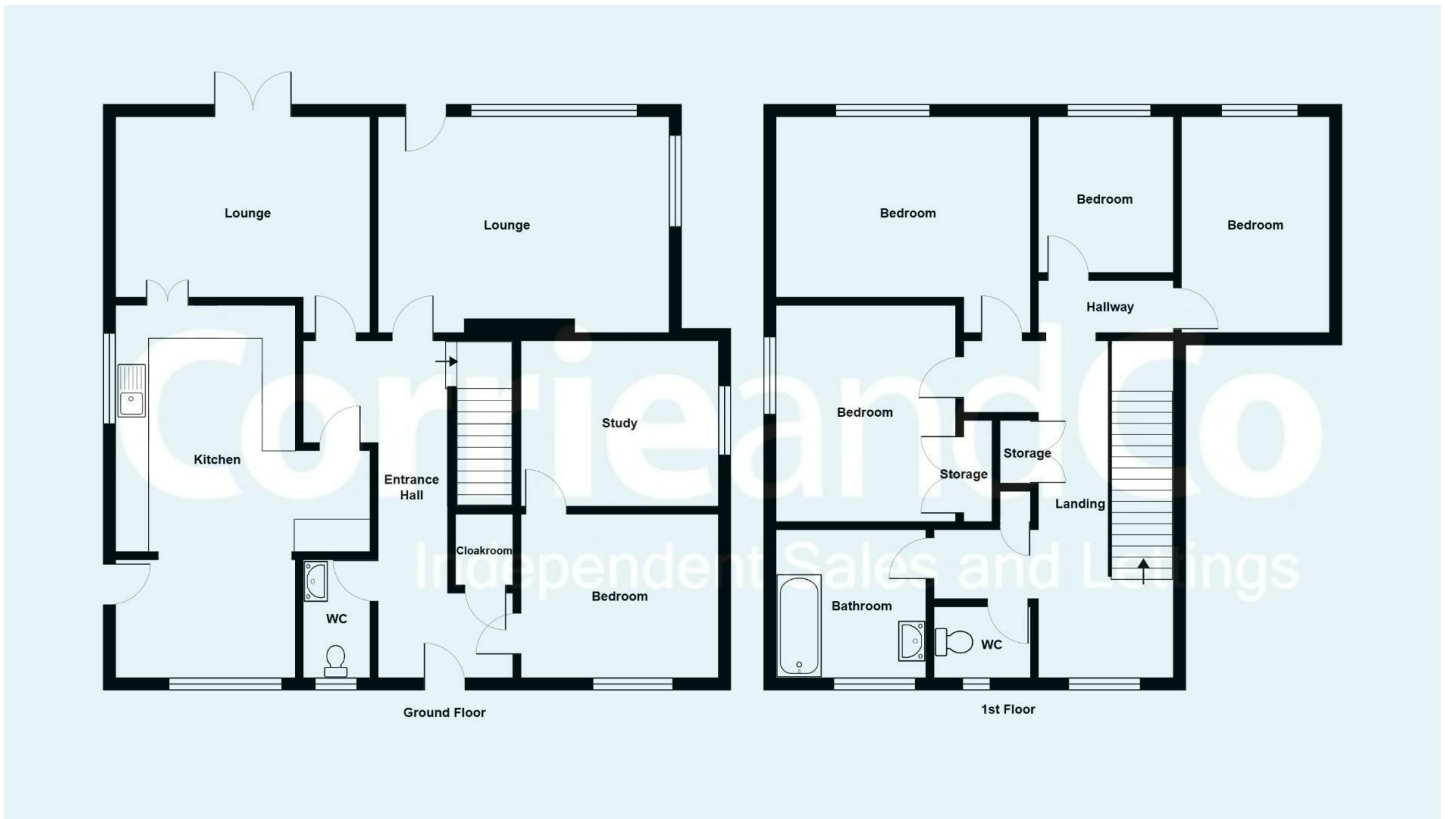
## Road Map



## Terrain Map



## Floor Plan



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To ensure your move is stress free, we can help with Mortgage advice. We work alongside local Solicitors, offering competitive conveyancing services. Ask for further information.

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	