



# THE OAKS

*Est 1700s*

“I LOVE THE SPACE, THE PEACE AND  
THE TRANQUILITY. IT’S A CHANCE TO  
ESCAPE AND RELAX.”





# WARM WELCOME

Amidst an acre of garden, ample outbuildings, orchards and meadows, The Oaks is every inch the country estate. Dating back to the 17th century, with Victorian additions made in the 1800s and further extensions in the 1930s, The Oaks offers a unique combination of period features and is the ideal home for entertaining family and friends. Upon parking, make your way indoors, through the reception porch and onto the original Victorian tiling of the large entrance hall. Ahead, the feature staircase sweeps up.



“WE FELL FOR THE SCALE  
OF THE ROOMS, THE LARGE  
WINDOWS AND HIGH  
CEILINGS, IT JUST FEELS SO  
DIFFERENT FROM OTHER  
HOMES.”



## STEEPED IN HISTORY

Grand proportions are displayed in the drawing room to the right. Solid oak flooring extends underfoot, while an imposing fireplace featuring an historic Gillows of Lancaster craftsman-carved surround is a distinctive focal point. Chandelier lighting is suspended from within the high ceiling, embellished by traditional coving. Bay windows, featuring stained glass and fitted with cushioned seats, draw in natural light and views of the garden.



# WARM WELCOME

Across the entrance hall, the dining room features carved panelling alongside an open fire and oak flooring, with detailed plasterwork to the high ceiling. A natural entertaining room, grand windows frame views out over the private gardens.



“WE’VE LEFT THE ORIGINAL FEATURES OF THE HOME TO DO THE TALKING FOR THEMSELVES.”

Continue on to the inner hallway, turning right to arrive at the hub of the home. Step through and sense the warmth of a working Victorian kitchen, with traditional pantries and scullery opening off from the main room.

The kitchen naturally zones into a breakfasting family area, where a large window affords views out to the garden. To the right, the functional preparation area is equipped with units for storage, with a selection of larders and a large pantry ideal for storing ingredients and essentials.

A kitchen with a classical country-feel, there is plenty of surface space for preparation, especially atop the central island.

Alongside the oil-fired Aga, a dishwasher, sink, washing machine and large freestanding fridge freezer are in situ.

Returning to the hallway, sneak a peek at the laundry room next door. A downstairs wash basin and WC are tucked off to one side, while a rear porch leads out, via an arched door, to a courtyard and large garage, which accommodates a ping pong table in addition to a car.

Back indoors, turning left out of the pantry return to the rear of the main entrance hall, where a spacious boot room with built-in storage sits alongside an additional downstairs WC and wash basin.





Off to the rear, discover the library, benefitting from morning sun through a tall window. Shelving to the walls provides space for books and office staples.



Arrive now at the large billiard room with feature oak panelling and flooring, well illuminated courtesy of large windows.





## BOUNTIFUL BEDROOMS

The ultimate entertaining haven, seven bedrooms are located on the upper floor, where the main flow of the stairs divides off into three bedroom wings. Take the staircase to the left to discover the master wing, where immediately to the right, an impressive oak door opens to the second bedroom.

Brimming with light, a wall of stone mullion windows frames views to the front. Capaciously sized, this bedroom is furnished with a four-poster bed and features an open fireplace with Rockingham fender seat.

The first of three bedrooms to this wing, next door a third bedroom also frames bucolic views over the grounds, with oak flooring underfoot and an airy feel courtesy of the high ceiling.



At the end of the landing, the master bedroom awaits. Low level wood panelling skirts the walls, intricately carved. A dressing table makes the most of the light from the bay window, offering views of the grounds. Light also streams in through two more windows to the side. Served by its own ensuite bathroom the master bedroom also contains a separate dressing room, fitted with built-in storage. Note the quirky flow of this home, stepping out from the dressing room and emerging on the opposite side of the landing to where you initially arrived.



“IT’S INCREDIBLE. AT NIGHT YOU CAN HEAR OWLS AND THE SOUNDS OF THE BECK ONLY 50 YARDS AWAY.”

Along this level, discover a fourth spacious bedroom with its own wash basin, built-in wardrobes and views over the orchard. Continue on into a fifth double, also served by built-in wardrobes and a wash basin.





## MORE TO EXPLORE

Passing the large walk-in linen cupboard, discover a large family bathroom, traditional in its styling and set beside a separately accessed WC. Directly ahead from the main confluence of staircases, take the stairs up to the servants' quarters where bedrooms six and seven await, both spacious rooms with a peaceful and private feel. Nestled to this side of the home are a separate bathroom and WC. Take the servants' stairs down from this side, to rejoin the side hallway joining the kitchen and dining hall. Making your way back to the main entrance hall, peep down the stairs into the enormous wine cellar, where there is storage for several hundred cases at minimum.



## WENDING WISTERIA

Outside, an acre of garden wraps itself around the home.

Explore the orchard and harvest apples for your chutneys and crumbles. With a mixture of formal gardens, flat lawns for fun and games and an a more informal side ideal for quad bike adventures, this is a garden in which memories can be made. Outbuildings including log stores and bike sheds are dry and in excellent condition, and are ripe with potential.

Nestled on fringe of the Western Lakes, just outside of the boundary of the Lake District National Park, this large, period home is fortunate enough to remain unlisted, offering future owners the freedom to add their own stamp to The Oaks without constraint.





## OUT & ABOUT

Set on the borders of the quieter Western Lake District (the tourist trail less taken), step outside, and into the real Cumbria. Rugged mountains and rolling rivers meet the sea in the Western Lakes, where you can be at the beach in five minutes or at the foot of a fell. The Oaks enjoys the best of both worlds.

Leave the car in the garage and head up Black Combe, or for a lower level walk hike to Low Swinside stone circle, an ancient landmark. Drive seven minutes to the Blacksmiths Arms in Broughton Mills, serving great food, traditional ales and an excellent atmosphere away from the tourist trail; the perfect reward after a bracing ascent of Stickle Pike and Great Stickle.

Broughton Mills is brimming with pubs, cafes and other amenities, alongside a fantastic bakery, greengrocer and butcher - Melville Tyson.

Head into Millom to pick up your supermarket staples at Tesco, or make your way to the market town of Ulverston where there is a large Booths.

With primary schools in the village and secondary schools in nearby Ulverston, Coniston, Broughton and Millom, families are ideally placed.

Whether you're relocating from the city to seek the good life in the countryside, or are simply searching for the ultimate entertaining home in which to make lasting family memories; The Oaks is a versatile, comfortable and classic home with no restrictions or covenants.



“THERE ARE TONNES  
OF WALKS OUT OF THE  
BACK DOOR, THIS PART  
OF CUMBRIA IS QUIETER  
AND LESS TOURISTY.”



# FINER DETAILS

- Detached gentleman's residence
- Dating back to the 1800s
- Original features retained
- Private large circular driveway with lots of spaces for parking (two road exits)
- Detached garage
- Lots of outbuildings
- Large library/office with built in bookshelves
- 6 bedrooms
- Billiard room
- No restrictions
- 4 miles to Broughton in Furness village
- 500 yards to the Lake District

### Services:

- Oil-fired central heating
- Septic tank
- Mains water and electricity
- Fast broadband

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69   C
55-68	D		
39-54	E		
21-38	F	29   F	
1-20	G		



## The Oaks, The Green, Millom, LA18 5HL

From the M6 (J36) take the A590 to Newby Bridge (15 miles). Continue through Newby Bridge carrying on to the A590, you will pass Rusland Pool pub on your right, carry on till you reach the next roundabout, signposted Greendod. Take the 2nd exit onto A5092. Stay on this road for 7.8 miles, turn left onto A5093 for 0.5 mile and the house will be found on the left.



HAT3WORDS: [twins.remaining.cake](https://twins.remaining.cake)

ASHDOWN JONES  
THE LAKE DISTRICT

To view The Oaks  
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SCAN ME  
TO BOOK A  
VIEWING