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ESTATE AGENTS  
Local, Professional Property Services

21 Stankelt Road - Silverdale







## Features

- Six double bedrooms - the master with an en-suite
- A beautiful, stone built home full of original features and character throughout
- Versatile living accommodation
- A W.C. to utilise on each floor
- Peaceful residential location close to amenities and transport links

'Oak Royd' is a truly stunning, stone-built six-bedroom semi-detached residence, nestled in the heart of Silverdale. Set across 4 generously proportioned floors, this charming period property blends traditional elegance with modern family living. The ground floor offers a fantastic open-plan kitchen and dining area, complete with a striking glazed-panel vaulted ceiling that floods the space with natural light and opens directly onto the rear patio and garden- perfect for indoor-outdoor living. A practical utility room provides additional functionality and leads to a convenient W.C. The ground floor also offers an impressive living room featuring a grand bay window overlooking the front garden, a spacious second reception room currently used as a study, and a third versatile reception space

currently set up as a home cinema. The first floor comprises 3 generous double bedrooms, including one with an en-suite shower room. A stylish 4 piece family bathroom and a separate W.C. serve this level. The second floor offers three further well-proportioned double bedrooms, supported by an additional bathroom, making it an ideal layout for growing families or guest accommodation. On the lower ground floor, a useful cellar space provides excellent storage solutions. Externally, the front of the property features a traditional lawned garden enclosed by mature planting. A large gravel driveway offers off-road parking for up to five vehicles. From here, there is direct access to the front entrance and a discreet gate leads to the beautifully maintained rear garden. The rear

walled garden is beautifully manicured comprising a generous stone patio ideal for outdoor dining, a raised decked area, and a formal lawn, all enclosed by characterful high stone walls. Silverdale is a sought after village and a designated Area of Outstanding Natural Beauty. The village boasts a convenience store-newsagents and Post Office, library, butchers, doctors surgery and pharmacy, a local art gallery with cafe, several local pubs and cafes and a primary school rated GOOD by OFSTED. Transport links include a train station, a regular bus service and the M6 motorway is a 10 minute drive away. There is a crown green bowling club, cricket club and Silverdale Golf course. The sea front is a 5 minute walk from the village centre and there are numerous walks locally around this beautiful area.





## GROUND FLOOR

**Living room** - A naturally bright room featuring an impressive bay window with delightful views of the front garden, complemented by an additional side window that fills the space with even more light. At its heart, a striking log burner rests on a stone hearth and is beautifully framed by a traditional cast iron mantelpiece, creating a captivating focal point. Elegant coving enhances the room's classic charm.

**Second reception room** - This spacious second reception room, currently book-lined as a study, features elegant double-fronted windows overlooking the front garden. It retains charming period details, including an original ceiling rose and decorative coving, adding character to the space.

**Kitchen/ dining room** - This generous, bright, and beautifully appointed kitchen/dining room is a stunning addition to the home, showcasing a striking glazed-panel vaulted ceiling and French patio doors set within a wall of windows. This impressive design floods the space with natural light and creates a seamless connection between the indoors and the garden beyond. The kitchen features an abundance of central base units and tall wall units, all complemented by sleek dark granite worktops. At the heart of the space is a large electric AGA, accompanied by a full suite of integrated appliances, including a full-height fridge and freezer, dishwasher, extractor fan, and inset sink. Opposite the kitchen area, there is ample space for a family dining table- making this the perfect room for both everyday living and entertaining.

**Utility room** - This is a fantastic and practical addition to the home, featuring cream base and wall units complemented by a wood-effect worktop and a sink with a view over the rear garden. There's ample wall space for hanging items, helping to keep the kitchen clutter-free. The room also offers space for a washing machine, tumble dryer, and a freestanding fridge freezer. Additionally, it provides direct access to the W.C., adding to its convenience.

**WC** - Featuring a W/C and hand basin, this room is enhanced by practical tiled flooring and a central heating radiator. A discreet window illuminates the space.





Cinema room - A fantastic cinema room, fully fitted with Dolby surround sound, is perfect for unwinding at the end of the day. This additional living space enjoys dual-aspect views over the rear garden and the side of the property. Conveniently, it can be accessed directly from the hallway or through the kitchen, offering flexibility.

#### FIRST FLOOR

Bedroom 1 - A bright and spacious double bedroom featuring a large window overlooking the front garden, along with an additional side window that fills the room with natural light. The space is beautifully complemented by decorative coving, adding a touch of character.

En-suite - Consisting of a WC, hand basin, mains-heated towel rail, and a spacious shower cubicle fitted with a mains-fed shower. Natural light brightens the space, which is tastefully finished with neutral tiles.

Bedroom 2 - A spacious double bedroom located at the front of the property, offering pleasant views over the front garden.

Bedroom 3 - With views over the front drive, this bright and versatile room is currently arranged as a home office but could easily serve as a spacious double bedroom. It features a full wall of fitted wardrobes, elegant coving, and a large window that fills the space with natural light.

Bathroom - A dedicated bathroom ideally positioned to serve all first-floor bedrooms, featuring a luxurious roll-top cast iron bath, a traditional ceramic basin, a W.C., a mains-fed shower cubicle and a traditional heated towel rail. The space is enhanced by classic white tiling and wood-effect flooring. A built-in cupboard adds practicality and natural light illuminates the room.

WC - Featuring a W/C and hand basin, this room is enhanced by wood effect flooring and a central heating radiator. A discreet window illuminates the space.

#### SECOND FLOOR

Bedroom 4 - Located at the front of the property, this spacious double bedroom is bathed in natural light from a window overlooking the front garden and views of the estuary beyond the tree tops.

Bedroom 5 - Located at the front of the property, this spacious double bedroom is bathed in natural light from a window overlooking the front garden.

Bedroom 6 - Located at the rear of the property, this double bedroom enjoys a dual aspect, with one window overlooking the rear garden and Lakeland Fells in the distance.

Bathroom - The bathroom features an electric shower over the bath, a W/C, and a wash basin, all set against tasteful half-height wood-panelled walls and neutral tiling. Natural light flows in through a frosted glass window.

LOWER GROUND FLOOR - Cellar - Descending the stone steps from the hallway, you'll enter a versatile space with its original limestone-flagged floor. Currently serving as additional storage, wood store and a workshop, the area is equipped with lighting and power.



#### Externally

Externally, the property features a well-maintained lawned front garden, bordered by mature planting that adds charm and privacy. A spacious gravel driveway provides parking for up to five vehicles, with direct access to the front door. A discreet gate leads to the rear, where you'll discover a beautifully maintained walled space, thoughtfully designed for both relaxation and entertaining. Just outside the wooden French doors from the kitchen/dining room is a lovely patio area- perfect for a table and chairs, and ideal for displaying potted plants. A raised traditional stone bed with mature planting adds interest and structure. A path guides you to a decked area, ideal for al fresco dining, while the raised walled beds continue along the garden. Opposite the decking is a gravelled area, accompanied by a discreet storage space. Continuing along the path and up a limestone step, between a charming half-height stone wall, you'll find a delightful lawned area surrounded by gravel, with a pretty summer house and a further gravelled seating area which is a great sun trap. High stone walls frame this private garden beautifully, softened by planted borders and trees, creating a tranquil and secluded retreat.

#### Useful Information

House built - 1875.  
Council tax band - D (Lancaster City Council).  
Drainage - Septic Tank.  
Windows- UPVC framed, double glazing.  
What3Words location - ///fewest.punters.jots

Tenure - Freehold.  
Heating - Gas central heating.  
Fully functioning solar panels present.  
Internet- BARN



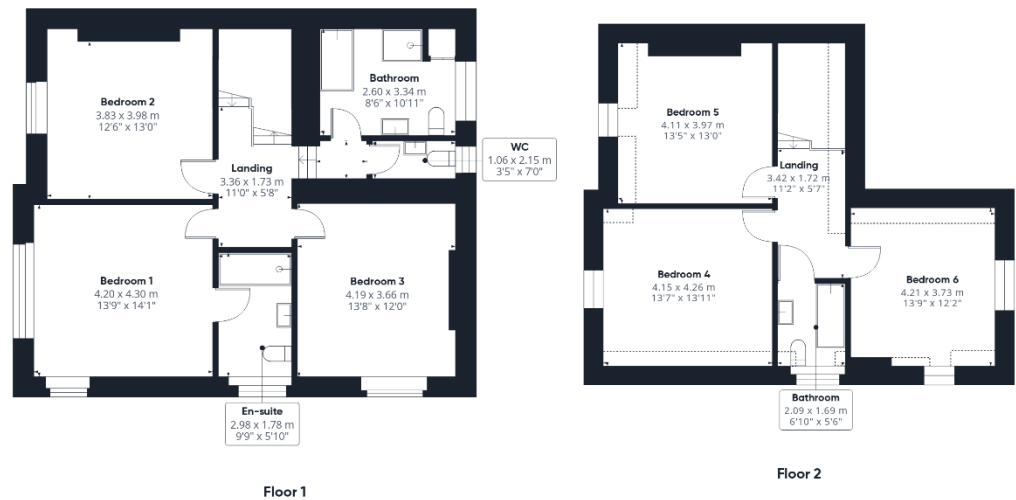
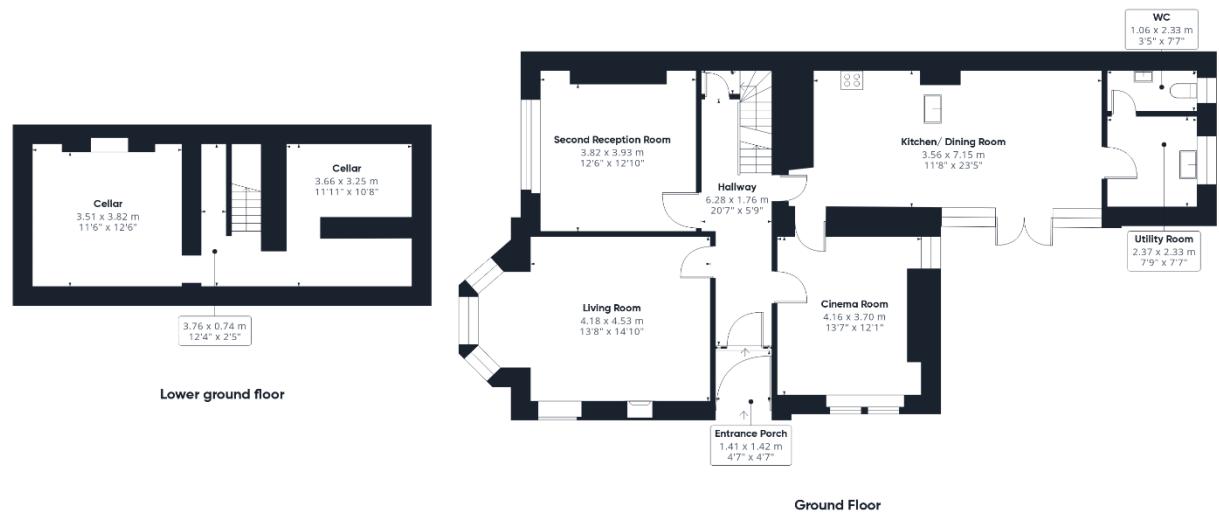
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# 21 Stankelt Road - Silverdale



Approximate total area<sup>m</sup>  
262.2 m<sup>2</sup>  
2822 ft<sup>2</sup>

Reduced headroom  
6.5 m<sup>2</sup>  
70 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
----- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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