



Flookburgh

£220,000

2 Stockdale Farm
Moor Lane
Flookburgh
Grange-over-Sands
Cumbria
LA11 7LR

A super barn conversion with a quirky and versatile layout and oodles of charm and character within the popular and friendly village of Flookburgh.

The upside down accommodation comprises 2 Double Bedrooms and Shower Room to the Ground Floor, Lounge and Kitchen to the First Floor and Utility/Cloaks plus an undeveloped space to the second floor. Garage, Private Courtyard Garden and Visitor Parking.

Property Ref: G2608

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External



Entrance Hall and Vestibule

Location/Description:- A lovely barn conversion converted by renowned local firm 'Priory Builders' in the early 1990s to a high standard retaining some interesting original features and each with its own quirky, individual layout. They are built around a charming cobbled courtyard and the incorporated 'Heritage Centre' within this popular fishing village. 2 Stockdale Farm is Grade II Listed and will appeal to both the second home and permanent home seekers.

Flookburgh is a popular and friendly village with a thriving community and amenities such as Doctors Surgery, Post Office/Store, Chemist, Bakery and Public House with a Railway Station within walking distance in the next village of Cark. Grange-over-Sands and Cartmel are both just a short 10 minute drive.

To reach the property from Grange-over-Sands travel westward through the village of Allithwaite and on into Flookburgh. Turn left as you enter the village square into Moor Lane. The Stockdale Farm development is located a short distance on the left hand side and is accessed either by the driveway leading to the rear car parking and entrance area or, on foot, via the separate timber gates and enclosed cobbled courtyard.

Accommodation (with approximate measurements)

The half glazed wooden door opens to:-

Hallway With inner glazed door, coat hooks, airing cupboard, stairs to First Floor and doors to:-



Bedroom 2

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Bedroom 1

Bedroom 2 9' 11" x 8' 9" (3.02m x 2.67m) A double bedroom with coved ceiling, deep set window with display sill to side and recessed double wardrobe.

Bedroom 1 11' 3" x 8' 7" (3.43m x 2.62m) A generous double bedroom with deep set window to side, deep display sill and recessed double wardrobe.

Shower Room With recessed ceiling spot lights, neutral uPVC panelled walls and white suite comprising low flush WC, wash hand basin set on white gloss vanity unit and corner shower enclosure. Chrome heated towel rail.

The stairs rise and turn to:-

Landing With half glazed external door leading to the courtyard, meter cupboard, low level door to storage and exposed stone and beams. Stairs to:-

Lounge 14' 8" x 12' 8" (4.47m x 3.86m) A generous and bright room with dual aspect and pleasing country views. Window seat, exposed beams and feature oriel windows with deep sill. Multi pane door to:-



Bedroom 1



Shower Room



Lounge



Half Landing



Oriel window in lounge

Breakfast Kitchen 12' 5" x 8' 11" (3.78m x 2.72m) A well proportioned and sunny kitchen with dual aspect. Furnished with a good range of cream wall and base units with complementary, neutral work surfaces and wall tiles incorporating the 1½ bowl stainless steel sink unit. Ceramic hob with extractor over, integrated fridge, oven, microwave and dishwasher. Wood effect laminate flooring and painted ceiling beams.

The stairs rise further to:-

Utility/Cloak Room A useful area with utility space having plumbing for washing machine and space for tumble drier and additional freezer if necessary. Low flush WC and wash hand basin. A charming short 'ladder' leads to the glazed door which provides access to the small 'gallery' area and door to:-

Locked Room 23' 6" x 12' 2" (7.16m x 3.71m) This is an undeveloped area and currently used for storage. This could be developed subject to building regulations.

Outside

Garden To the left of the front door is a small, gravel forecourt area with ample space for a bench and pot plants. Opposite and next to the garage is a charming, enclosed and private courtyard. This charming area is cobbled with a raised paved area and provides a delightful, secluded outdoor area.

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Lounge



Lounge



Breakfast Kitchen



Breakfast Kitchen



Breakfast Kitchen

Garage 17' 8" x 8' 8" (5.38m x 2.64m) With up and over door, power and light. Window and pedestrian door to courtyard garde. Fitted cupboards to the rear wall.

Visitor Parking Shared access to visitor spaces for friends and family to use.

Services: Mains water (meter), electricity and drainage. Night storage heaters.

Tenure: Leasehold. For the remainder of a 999 year lease dated 1st January 1993. The annual service charge is £400.00 for 2021/2022 which includes the building insurance and upkeep of the communal areas. Vacant possession upon completion. No upper chain.

Council Tax: Band D. South Lakeland District Council.

Viewings: Strictly by appointment with Hackney & Leigh Grange Office.

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

Rental Potential If you were to purchase this property for residential lettings we estimate it has the potential to achieve £675 - £700 per calendar month. For further information and our terms and conditions please contact our Grange Office.

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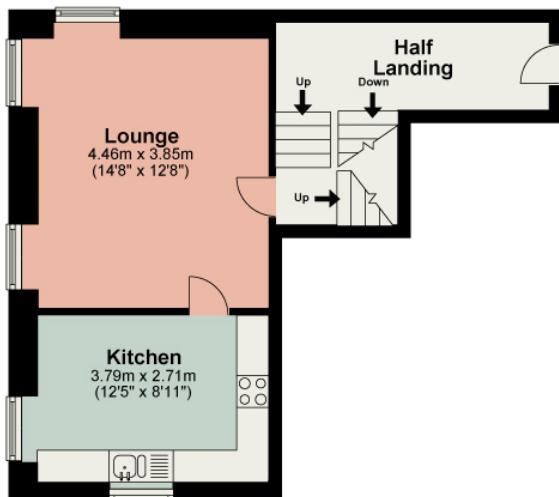
View from Kitchen and Lounge



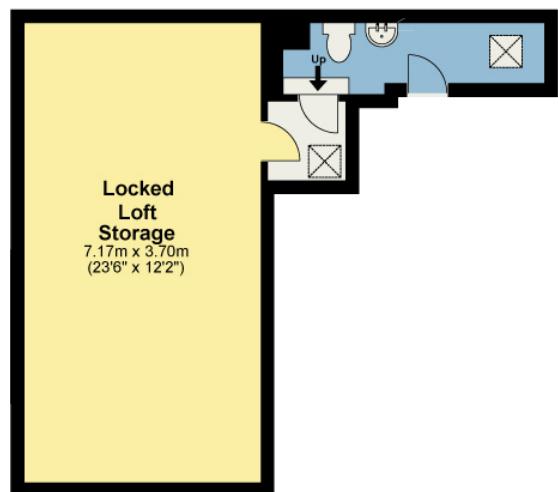
Private Courtyard Garden



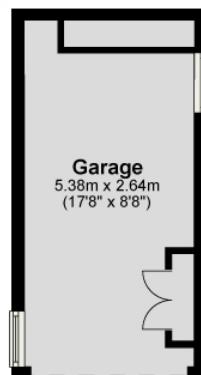
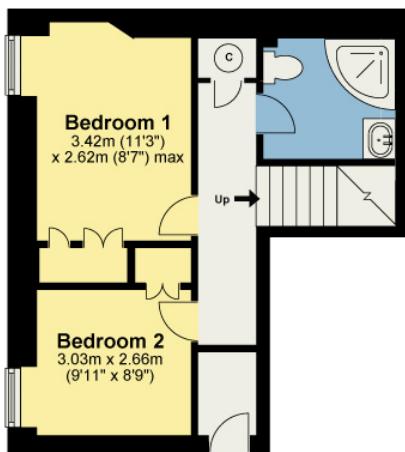
First Floor



Second Floor



Ground Floor



Total area: approx. 115.6 sq. metres (1244.8 sq. feet)

For illustrative purposes only. Not to scale. REF: GR269

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract.