



Flookburgh

£220,000

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

Such a lovely property! Immaculately and neutrally presented, full of charm and character, with accommodation over 3 floors, a parking space and a bijou garden! This 2 Bedroom, mid terraced barn conversion is certainly a winner with Dining Kitchen, WC, Utility Room, Sitting Room, Bathroom and 2 Double Bedrooms. Parking and rockery style Garden. Early viewing highly recommended.

Quick Overview

Mid Terraced Barn Conversion - 2 Double Bedrooms
 1 Reception - 1 Bathroom
 Edge of Village location
 Wealth of character and charm
 Short walk to amenities
 Neatly and neutrally presented
 Modern Kitchen & Bathroom
 Charming sunny Garden area
 Parking space plus Visitor Parking
 Superfast Broadband speed 62mbps available*



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62 Mbps

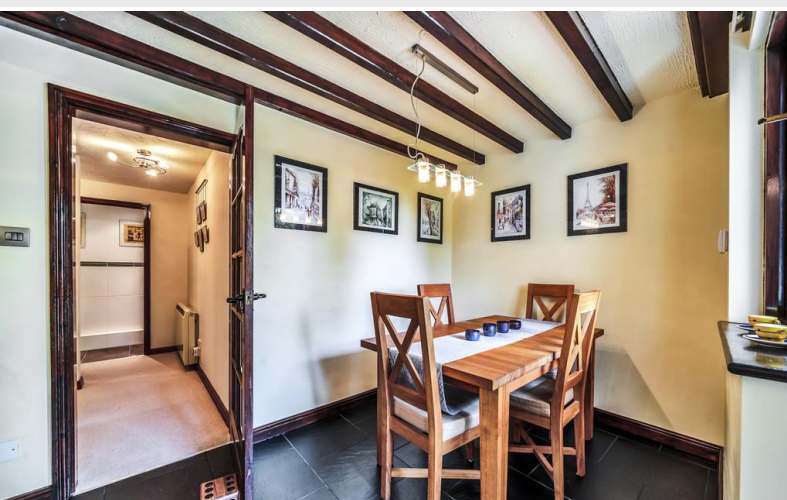


1 Parking Space plus Visitor Space

Property Reference: G2817



Sitting Room



Dining Area



Kitchen



Bedroom 1

Description This superb barn conversion was converted in the early 1990's by the well respected Priory Builders and retaining many impressive original features, making the very best use of the internal space. No 11 is a shining example of a property in this development. It is presented in excellent condition throughout with tasteful, neutral décor, modern Kitchen and Bathroom, charming features and a general warm and inviting atmosphere. Ideal as a lock up and leave but equally, ideal for the first time buyer.

The main entrance door is on the Ground Floor and opens directly into the Dining Kitchen which is delightful, with exposed ceiling beams, tiled floor and distinct dining area with pleasant outlook into the pretty garden and kitchen area. The Kitchen is furnished with a good range of cream shaker style wall and base cabinets with black granite work surface. Stainless steel sink unit, integrated fridge, electric oven and ceramic one touch hob with extractor over. From the Dining Kitchen a door leads into the Inner Hall with generous under stairs storage cupboard, airing cupboard and stairs lead to the First Floor. There is also access to the Ground Floor Cloakroom with contemporary white suite comprising WC with concealed cistern and wall mounted wash hand basin and further access to the Utility Room. A useful space with plumbing for washing machine and space for tumble drier.

The stairs lead up to the First Floor Landing which is spacious enough for a small desk perhaps and has the external door to the communal courtyard. Door to Sitting Room which is generously proportioned with exposed ceiling beams, front aspect and stone fire place housing the electric living flame fire. The Bathroom is modern with large chrome upright ladder radiator, is tiled and has a white 3 piece suite comprising low flush WC, pedestal wash hand basin and bath with shower over. From the Hallway stairs lead to the Second Floor with some impressive exposed beams and high 'Velux' window.

The Master Bedroom is a very good size and is flooded with natural light and oozes charm and history with an array of exposed beams. There are 2 unusual and attractive round windows, a deep set side window and 'Velux'. Bedroom 2 is also a double room albeit a little cosier with a deep set window and 'Velux'.

Outside No. 11 has a private piece of garden which is a real bonus, situated directly in front of the property with access directly from the Kitchen, the garden is very pretty and inviting with some very attractive and colourful mature plants and shrubs. The garden provides a delightful little spot for al-fresco dining, morning coffee or evening drinks. Shared bin store. There is also the Communal Courtyard to the rear of the property accessed through the first floor (main) entrance, the property also boasts a planted area for its sole use within the attractive cobbled courtyard.

There is a designated parking space for No.11 and visitor parking available.

Location Flookburgh is a popular and friendly village with amenities such as Primary School, Doctors Surgery, Chemist, Post Office, Public House etc and is just a stroll from the village of Cark where the nearest Railway Station is located. Grange over Sands with a wider range of amenities is under 10 minutes by car.

To reach the property from Grange-over-Sands travel Westward through the Village of Allithwaite and on into Flookburgh. Turn left when in 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)

Dining Kitchen 16' 10" max x 10' 9" max (5.13m max x 3.28m max)

Inner Hall

Cloakroom

Utility Room 5' 11" x 4' 7" (1.8m x 1.4m)

Sitting Room 16' 11" x 10' 8" (5.16m x 3.25m)

Bathroom

Bedroom 1 16' 10" x 11' 0" (5.13m x 3.35m)

Bedroom 2 14' 10" max x 8' 2" max & 6' 2" min (4.52m max x 2.49m max & 1.88 min)

Services: Main electricity, water and drainage. Electric storage heaters.

Tenure: Leasehold. Subject to a 999 year lease dated the 1st January 1993. Vacant possession upon completion. No upper chain.

*Checked on <https://checker.ofcom.org.uk/> 28.7.23

Management Charges: The annual service charge for 2023 is £600.

Council Tax: Band C. Westmorland and Furness Council.

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

What3words: <https://what3words.com/flanked.proof.inventors>

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 £700 - £725 per calendar month. For further information and our terms and conditions please contact our Grange Office.



Bedroom 2



Bathroom



Front Garden

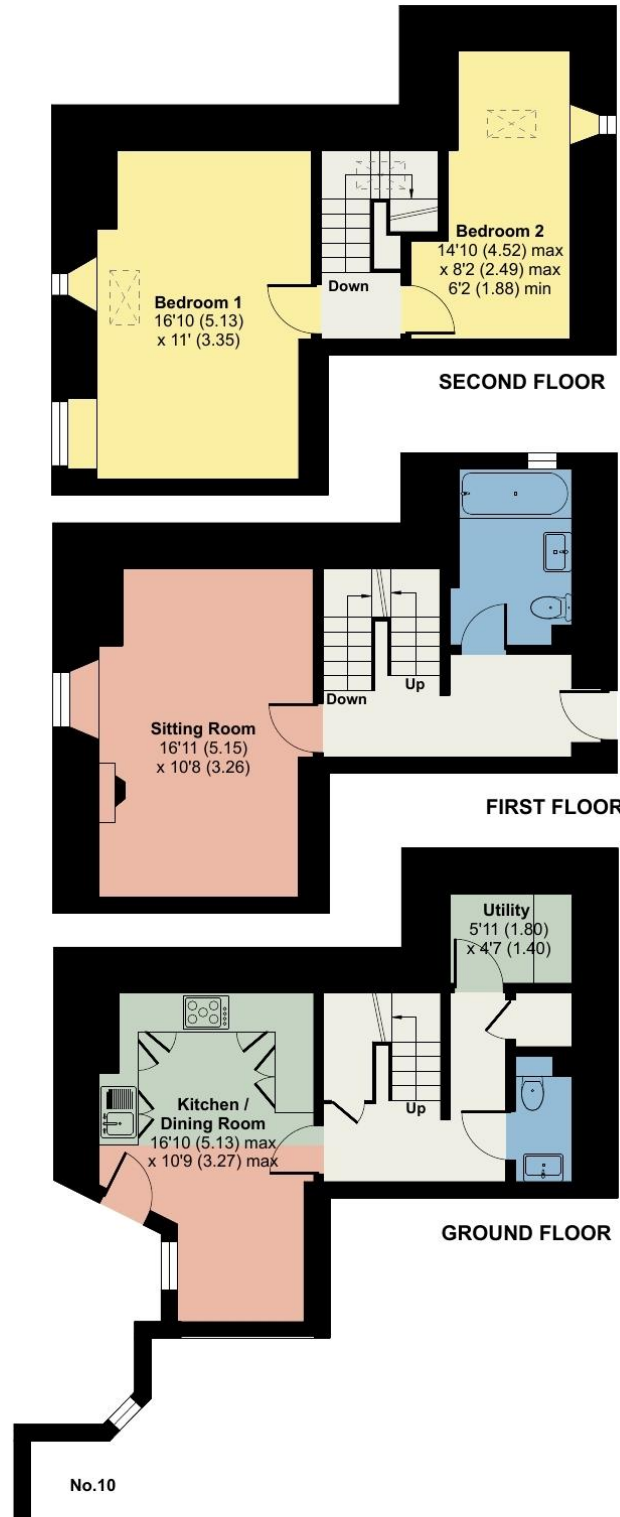


Sitting Room

Moor Lane, Flookburgh, Grange-Over-Sands, LA11

Approximate Area = 1031 sq ft / 95.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Hackney & Leigh. REF: 1016074

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