



Flookburgh

£225,000

80 Main Street, Flookburgh, Grange-over-Sands, Cumbria, LA11 7LB

80 Main Street is a really lovely property. Being Grade II listed and dating back to the 1600's, it retains some wonderful period features such as deep-set windows and thick, curved walls, providing a real sense of character and history. Now beautifully presented throughout, this home blends modern comfort and luxury (double glazed sash windows) seamlessly with its historic charm.

This End-Terraced Home has well-proportioned rooms, with a particular highlight being the superb, spacious Dining Kitchen – a must-have for modern family living. The accommodation also includes a useful Utility Room and a Ground Floor Cloakroom, along with three generous Bedrooms and a roomy family Bathroom.

Situated on a quiet residential road just off the heart of this popular and friendly village, the property also benefits from a sunny, neatly kept, paved front forecourt Garden. In addition, there's a handy outdoor store – perfect for storage.



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Ultrafast -
Fibur



On road
Parking

Quick Overview

- Charming End Terraced Home
- Grade II Listed dating back to 1600's
- Popular and friendly village
- Well presented throughout
- Spacious Dining Kitchen
- Charm and character
- Double glazed
- Gas central heating
- Sunny paved forecourt Garden
- Ultrafast Fibur

Property Reference: G3172



Hallway



Lounge



Dining Kitchen



Dining Kitchen

The wonderful, original, front door opens in to the Entrance Vestibule which is very useful for coats and shoes then into the Hallway with stairs to First Floor and attractive 'oak' doors to the Ground Floor Rooms. The Lounge is a good sized room with a dual aspect, centered around the impressive, cosy multi-fuel stove. The Dining Kitchen enjoys very impressive dimensions with ample storage. The Kitchen has a range of shaker style cabinets in soft grey with a white work surface with inset 1.5 bowl sink and range cooker (Included). Integrated fridge, freezer and dishwasher. This is a super family space and ideal for entertaining. Understairs cupboard and further, extensive, recessed storage cupboard and plenty of space for a family dining table too. The Utility Room has a side window and external door and houses the gas central heating boiler. Fitted wall and base cabinets, sink and plumbing and space for washing machine and tumbler drier. Lots of space for further storage. The modern Cloakroom with WC (Macerator) and wash hand basin which is very handy.

Upstairs the Landing is spacious and leads to the 3 Bedrooms and Bathroom. Bedroom 1 is a good sized double room with a dual aspect, window seat and front aspect. Bedroom 2 is a cosier double room also with a front aspect. Bedroom 3 has a rear aspect and is a spacious single room with higher level window. The Bathroom has white suite comprising bath with shower over, wash hand basin and WC. Built in storage.

Outside is a lovely, paved, forecourt Garden. Outdoor store.

Location Located within the popular and friendly village of Flookburgh which is well served by amenities such as Doctors Surgery, Chemist, Primary School, Post Office, Convenience Store, Hair Dressers, Church, Public House and Fish & Chip shop! It is also within walking distance of the Railway Station at Cark which has good rail communications to the rest of the country.

To reach the property from Grange over Sands, follow the road from the in the direction of Allithwaite, pass through Allithwaite village and into Flookburgh, When you reach Flookburgh Square (with the pharmacy and chip shop on the right) continue straight ahead into Main Street. No. 80 can be found shortly on the right hand side, just past the turning for Winder Lane.

What3words: ends.aimlessly.prompt

Accommodation (with approximate measurements)

Entrance Vestibule

Hallway

Lounge 13' 10" x 11' 8" (4.22m x 3.56m)

Dining Kitchen 21' 3" max x 13' 9" max (6.48m max x 4.21m max)

Utility Room 11' 9" max x 8' 7" max (3.60m max x 2.62m max)

Cloakroom

First Floor

Bedroom 1 13' 1" x 10' 11" (3.99m x 3.33m)

Bedroom 2 9' 10" x 9' 7" (3m x 2.92m)

Bedroom 3 9' 8" x 6' 11" (2.95m x 2.11m)

Bathroom 10' 10" x 4' 11" (3.31m x 1.52m)

Outdoor Store

Services: Mains electricity, gas, water and drainage. Gas central heating to radiators.

Tenure: Freehold. Vacant possession upon completion.

Council Tax: Band D. Westmorland and Furness Council.

Notes: 82 Main Street has a right of way through the front gate to their entrance door.

Viewings: Strictly by appointment with Hackney & Leigh.

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 between £775 – £825 per calendar month. For further information and our terms and conditions please contact the Office.

Anti-Money Laundering Regulations (AML): Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



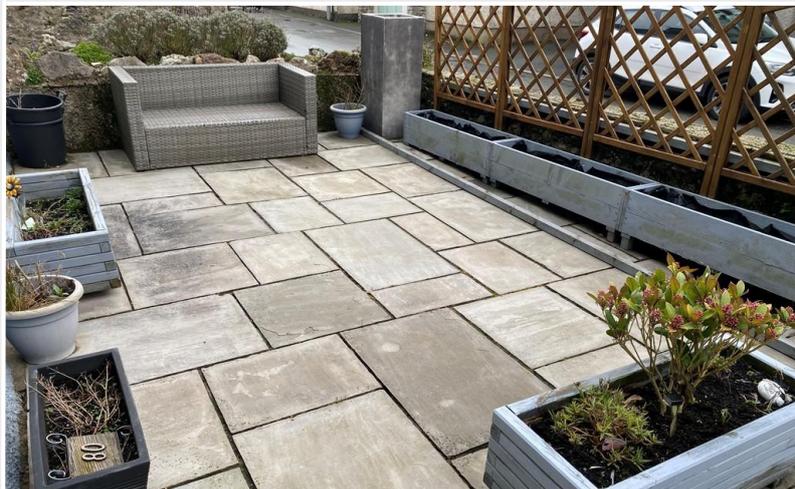
Utility Room



Bedroom 1



Bedroom 2

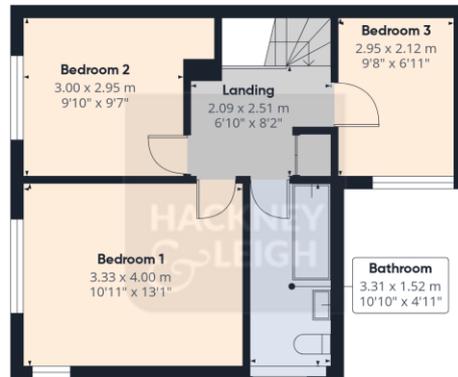


Front Garden



Floor 0

Approximate total area⁽¹⁾
99.4 m²
1070 ft²



Floor 1

(1) Excluding balconies and terraces

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

GIRAFFE360



A thought from the owners - Such a special home with beautiful period features, generous space and a fantastic kitchen, all in a wonderfully friendly village.

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