



Flookburgh

£185,000

Quince Cottage, 10 Main Street, Flookburgh, Grange-over-Sands, Cumbria, LA11 7LA

Quince Cottage is every bit as sweet as its name suggests, neatly presented throughout and spread over 3 floors providing 3 Bedrooms. This lovely Mid Terraced Home will appeal to a wide range of buyers – particularly First Time Buyers and Investors.

Ideally situated just off the main square, the Cottage provides easy access to all the village amenities.

Behind its modest exterior, the property reveals a surprisingly spacious interior, easily accommodating a small family. The thoughtfully designed Kitchen makes excellent use of the space, while the Open-Plan Living/ Dining Area creates a welcoming environment - a want by many modern day buyers.

With double glazing, electric heating, and neutral décor throughout, the home is ready to move straight into. Completing the picture is a front Forecourt Garden, a pretty and private Rear Yard and convenient on-street Parking.



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Ultrafast
Broadband



On Road
Parking

Quick Overview

Charming Mid Terraced Cottage

Immaculately presented

Convenient location for amenities

3 Bedrooms

Flexible layout

Electric panel heaters

Double glazing

Front Forecourt and Pretty Rear Yard

No upper chain

Ultrafast Fibrus

Property Reference: G3173



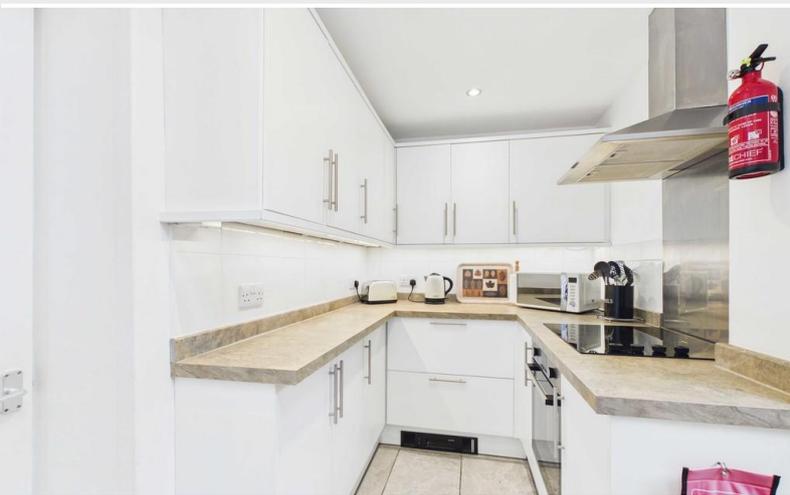
Living / Dining Room



Living / Dining Room



Living / Dining Room



Kitchen

The front door opens in to the Open-Plan Living/Dining Room with deep set front window and fireplace recess and LED ceiling lights. This space is clean and fresh with stairs (useful storage underneath) to the First Floor, ample space for both living and dining furniture and clever coat hook nook. Part glazed door to the Kitchen which is light and bright with rear window and further 'Velux' roof window. Thoughtfully designed making the most of the space with attractive half white wall and base cabinets, stainless steel sink, ceramic hob with extractor over, electric oven and space for upright fridge freezer and plumbing for slimline dishwasher/washing machine. Kickboard heater. The external door leads to the compact Rear Yard.

From the Living/Dining Room the First Floor Landing is bright and airy. Bedroom 1 is a well proportioned Double Bedroom with front aspect and TV point. Bedroom 3 is a good sized single so ideal for bunk-beds perhaps or a perfect Study, Nursery or even Dressing Room? The attractively half tiled Shower Room has a white suite comprising WC, wash hand basin with storage unit, shower enclosure with 'Mira' shower, mirrored bathroom cabinet and chrome ladder radiator.

From the First Floor Landing the stairs lead to the Second Floor and Bedroom 2. Bedroom 2 is currently arranged as a twin room with some reduced head height and is generously proportioned with eaves storage, 'Velux' roof window and exposed beams.

Outside, to the Rear is a pretty Yard ideal for bistro table and chairs with steps leading up to a communal 'drying area'. To the front is a small Forecourt Garden with crazy paving and ample space for furniture and provides a lovely space to sit and watch the world go by.

Furniture is available by separate negotiation.

Location Flookburgh is a popular and friendly village with excellent range of amenities within easy walking distance. There is a corner shop, Post Office, Chemist, Fish and Chip shop, Bakery, Doctors, Primary School, Public House etc. The Railway station at Cark is approximately ½ a mile away with good connections to the rest of the railway network.

From Grange-over-Sands the village of Flookburgh is approximately 4 miles away. Upon entering the village proceed to the Square in the centre, crossing over the Square into Main Street. No.10 can be found on the right hand side.

What3words: hats.novels.promotion

Accommodation (with approximate measurements)

Open-plan Living/Dining Room 17' 8" x 10' 4" (5.41m x 3.15m)

Kitchen 11' 10" x 6' 2" (3.62m x 1.88m)

First Floor

Bedroom 1 10' 8" x 8' 8" (3.26m x 2.66m)

Bedroom 3/Study/Dressing Room/Nursery 8' 9" x 5' 4" (2.68m x 1.64m)

Shower Room 5' 8" x 5' 3" (1.75m x 1.62m)

Second Floor

Bedroom 2 15' 3" x 7' 9" min (4.67m x 2.38m min) with some limited head height

Services: Mains electricity, water and drainage. Electric panel heaters.

Tenure: Freehold. Vacant possession upon completion. No upper chain.

Business Rates: RV: £2225. This property may be subject to small business rate relief.

Management Charges / Notes:

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 £725 - £750 per calendar month. For further information and our terms and conditions please contact the Office.

Anti-Money Laundering Regulations: 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).



Bedroom 1



Shower Room



Bedroom 2

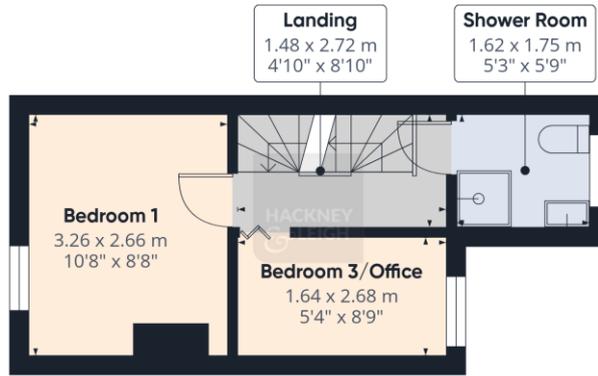


Patio Area

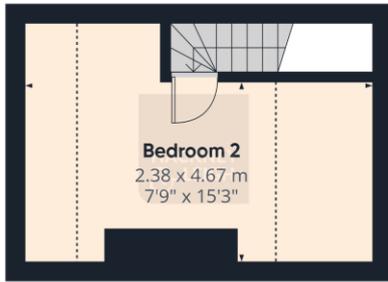




Floor 0



Floor 1



Floor 2



Approximate total area^m

54.6 m²
587 ft²

Reduced headroom

5.1 m²
55 ft²

(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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