



Flookburgh

£230,000

Bramble Byre
Flookburgh
Grange-Over-Sands
Cumbria
LA11 7LN

Arranged neatly on one level, this unique and quirky barn conversion is filled with character. Located in a quiet, leafy corner of this popular village Bramble Byre offers generous outside space, 2 Double Bedrooms, Dining Kitchen with Pantry, Living Room, Bathroom.

Property Ref: G2340

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Living Room

Location/Description:- Bramble Byre is both unique and charming. Filled with original features and conveniently arranged on one level. With deep set windows with window seats, exposed beams and stone work the property is cosy and homely. Offering Entrance Porch, cosy Living Room with vaulted ceiling, exposed beams and hatch to 'hay-loft', Dining Kitchen with Pantry, two Double Bedrooms and Bathroom. To the rear is an attractive and private, enclosed Rear Garden and ample parking/storage to the front on the gravelled Driveway. Just a short walk from the centre of Flootham which provides amenities such as Post Office, Village Store, Primary School and Doctors Surgery, the closest Railway Station is in the next village Cark which is approximately at 10 minute walk away.

To reach the property from Grange over Sands, continue through Allithwaite into Flootham. Turn left at the village square into Moor Lane and then first right into Field Head Place, take the fourth right turn and the gate to Bramble Byre can be found on the left hand side.

Accommodation (with approximate measurements)

Two quarry tiled steps lead to the hardwood front door which opens to:-

Entrance Porch with window to front and multi pane glazed door to:-

Hallway with cottage finish walls, wooden plate rack and dark wood cottage style doors to:-

Bathroom with frosted window to front. Complementary tiling and coloured suite comprising low flush WC, pedestal wash hand basin and panelled bath. Exposed beam.

Living Room 15' 0" x 10' 9" (4.57m x 3.28m) with vaulted ceiling and exposed beams and trusses. Dual aspect with deep set windows and window seats to front and rear. Cottage finish plaster walls. High level access door to 'hay-loft' providing storage if required. Stone fireplace with TV mantel and gas living flame fire. Exposed stone. Cottage style doors to:-

Bedroom 1 11' 11" x 9' 8" (3.63m x 2.95m) a Double Bedroom with deep set window to rear with window seat. Cottage plaster walls and exposed beam.

Dining Kitchen 13' 11" x 9' 11" (4.24m x 3.02m) a bright Kitchen with dual aspect into pretty Rear Garden. Range of wall and base unit. Stainless steel sink unit and electric cooker. Plumbing for washing machine. Exposed beam and stonework. Ample space for central dining table. Door to Pantry, currently housing fridge freezer and providing additional storage space. Door to:-

Bedroom 2 11' 2" x 9' 1" (3.4m x 2.77m) a Double Bedroom with deep set window to front. Feature alcove with beam over. Exposed beam and cottage finish walls.

From the Kitchen a stable door opens to Rear Porch. With uPVC windows into Rear Garden and uPVC door to Rear Garden.



Dining Kitchen

Outside

Parking the front of the property has a good sized gravel parking area which is enclosed. There is space for several vehicles or perhaps a caravan. Rockery planting covering an original well we are told! A pathway leads around to the:-

Rear Garden the Rear Garden is an absolute delight and very private. Enclosed by a mature hedge, there are two areas of sunny paved patio and three steps up to a level lawn with colourful planted borders. Timber garden shed and outside tap.

Services: Mains water, gas, electricity and drainage.

Tenure: Freehold. Vacant possession by arrangement upon completion.

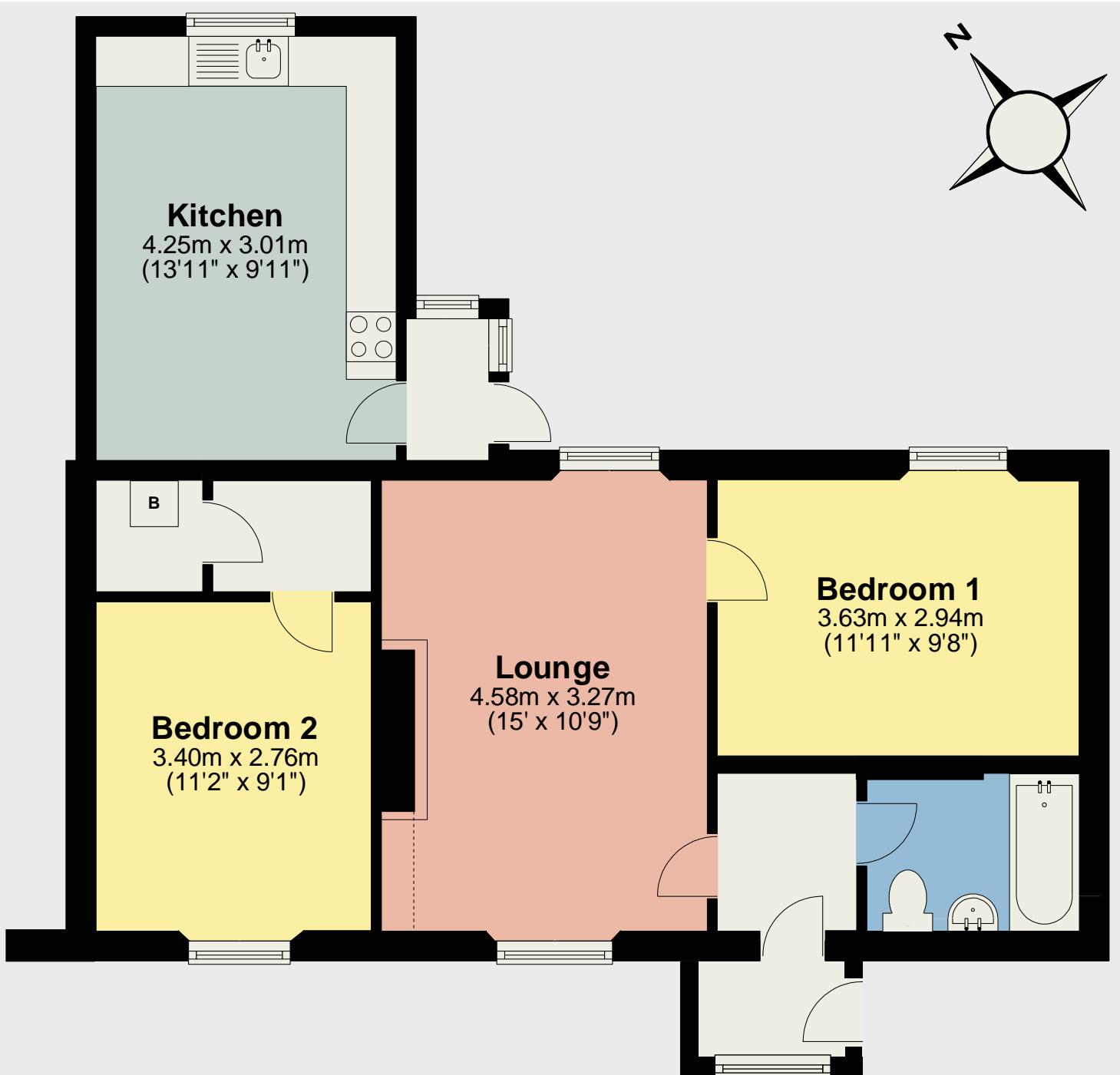
Council Tax: Band B. South Lakeland District Council.

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 £600-£625 per calendar month. For further information and our terms and conditions please contact our Grange Office.

VIEWING NOTES:-



Total area: approx. 60.9 sq. metres (655.0 sq. feet)

For illustrative purposes only. Not to scale.

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.