



Flookburgh

£160,000

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

A lovely Barn Conversion converted by renowned local firm 'Priory Builders' in the early 1990s to a high standard retaining some interesting original features, built around a charming cobbled courtyard and incorporated 'Heritage Centre' within this popular fishing village.

7 Stockdale Farm provides an opportunity to acquire a delightful property ideal as either a permanent or second home/holiday let. With electric heating and mostly double glazed this attractive accommodation offers a quiet yet convenient location and charming character features. There is also a sunny, bijou seating area directly outside the front door with enough space for a bistro table and chairs and pot plant or two. The external door on the First Floor landing leads out into a charming small patio which is part of a communal courtyard.

Quick Overview

- Some lovely country views
- Low maintenance, bijou outdoor area
- Charming features
- Quiet, residential location
- Convenient situation for amenities
- 2 Double Bedrooms
- Quirky layout
- Parking and Visitor Parking
- No upper chain
- Superfast Broadband



2



1



1



D



Superfast



Parking Space

Property Reference: G3103



Dining Kitchen



Dining Kitchen



Communal Courtyard



View and Parking

The extra wide, glazed door opens into the Dining Kitchen. With ceramic tiled floor and space for dining table. Furnished with 'pine' wall and base cabinets with 1½ bowl stainless steel sink unit and built in electric oven and hob. Space for under counter fridge. A full height internal window and glazed door leads through to the Inner Hall with stairs to the First Floor and useful under stairs cupboard. Open to the 'Utility Room'. There is high level shelving and space for washing machine and tumble drier, plus extra storage. Linen cupboard and door to Ground Floor Cloakroom with a coloured 2 piece suite comprising WC and pedestal wash hand basin.

The First Floor Landing is spacious, in-fact, roomy enough to create an 'Office Nook' if required. The rear external door leads to the Communal Courtyard. The Sitting Room is cosy with attractive, feature, round window with deep display sill and pleasant country view. Stone fire place with electric living flame fire. The main Bathroom has a high level window and white suite comprising WC, pedestal wash hand basin and bath with shower over.

The Second Floor Landing has a roof window, high level storage cupboard and impressive range of original beams. Bedroom 1 is a spacious double with more attractive exposed beams and deep set window with pleasant country views. Bedroom 2 is a smaller double with feature window, roof window and more, lovely exposed beams.

Outside to the front is a bijou front forecourt area with space for a bistro table and chairs and pot plants. There is a Communal Courtyard which is accessed through the first floor (main) entrance, the property also boasts a small patio and planted area for its sole use within the attractive cobbled courtyard. There is a designated parking space opposite the property plus Visitor Parking close-by..

Location Flookburgh is a popular and friendly village well served by amenities such as Post Office, Village Store, Public House, Church, Hairdressers, Fish & Chip Shop, Primary School, Chemist and Doctors. Cark Railway Station is within walking distance offering connections to the West Coast main line services. The larger town of Grange over Sands with picturesque Edwardian Promenade and the famous village of Cartmel are both approximately 5 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.

What 3 Words <https://what3words.com/flows.flank.signed>

Accommodation (with approximate measurements)

Dining Kitchen 10' 10" x 10' 4" (3.3m x 3.15m)

Inner Hall

Utility Space

Cloakroom

First Floor

Sitting Room 10' 11" x 10' 10" (3.33m x 3.3m)

Bathroom

Second Floor

Bedroom 1 10' 11" x 10' 11" min 3.33m x 3.33m min) with some limited head height

Bedroom 2 14' 2" x 6' 3" (4.32m x 1.91m) with some limited head height

Services: Mains water (metered), electricity and drainage. Electric storage heaters.

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

Council Tax: Band C. Westmorland and Furness Council.

Service Charge: The annual service charge is £700 for 2025/26.

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 £675 - £725 per calendar month. For further information and our terms and conditions please contact the Office.

Anti-Money Laundering Check (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).



First Floor Landing



Living Room



Bedroom 1



Bedroom 2

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Approximate Area = 808 sq ft / 75 sq m

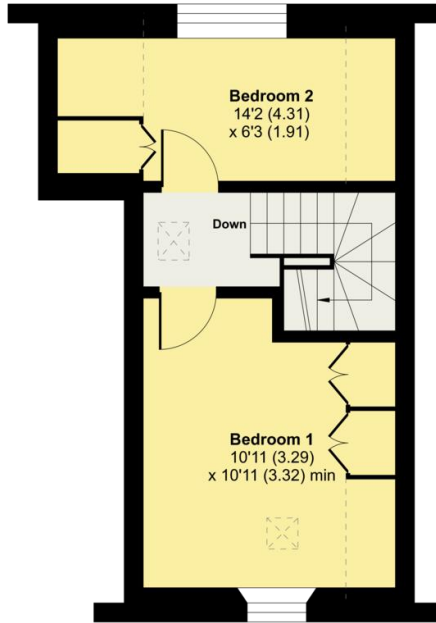
Limited Use Area(s) = 35 sq ft / 3.2 sq m

Total = 843 sq ft / 78.2 sq m

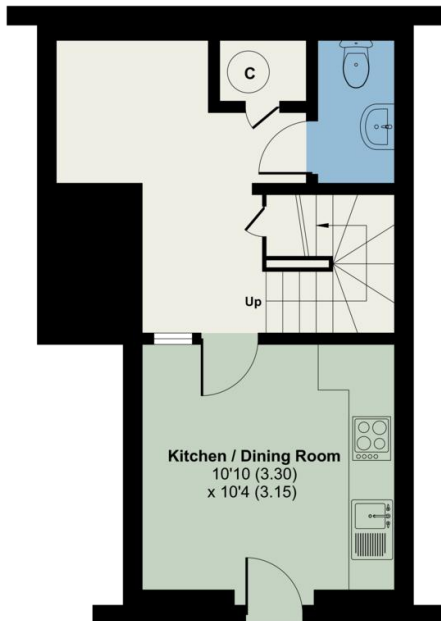
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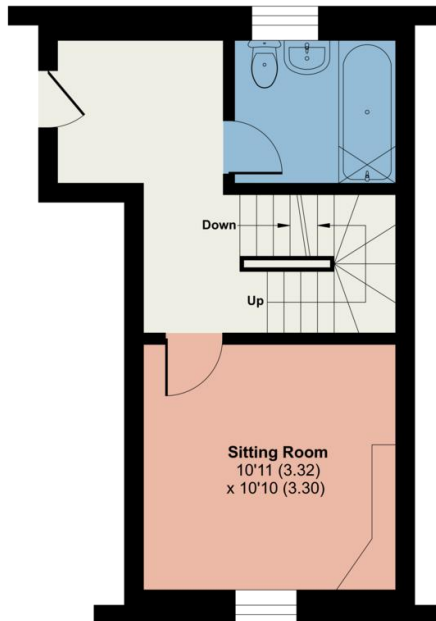
Denotes restricted
head height



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hackney & Leigh. REF: 1296205

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