

80 Main Street, Flookburgh – LA11 7LB

Grange-Over-Sands

£250,000

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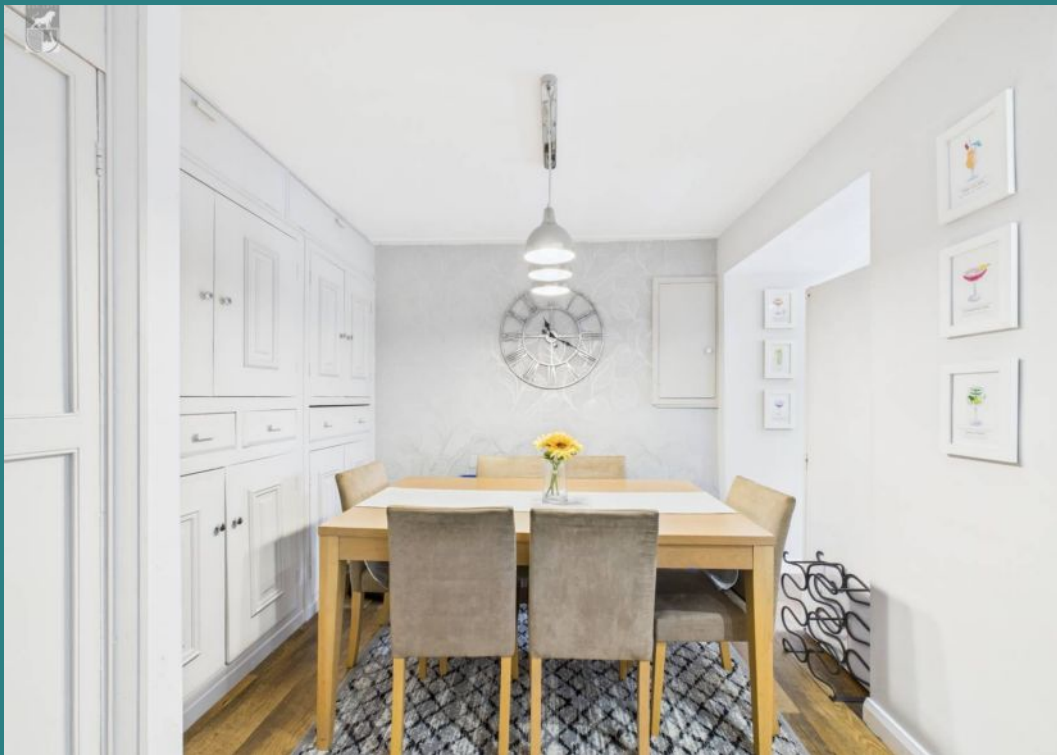
Flookburgh, Grange-Over-Sands

This captivating Grade II listed property, known as Braithwaite Hall, offers a rare opportunity to own a piece of local history dating back to 1637. Modernised to an exceptional standard, this 3-bedroom end of terrace house seamlessly blends historical charm with contemporary comforts. The spacious rooms boast ample storage, with the impressive open plan fitted kitchen diner serving as the heart of the home. The cosy living room features charming windows and a welcoming log burning stove, creating a warm and inviting atmosphere. The property also boasts a front porch leading to an inner entrance and hallway, adorned with oak internal doors throughout. Additional conveniences include a utility store with rear property access and a ground floor W.C. Upstairs, the spacious master bedroom is complemented by two small double bedrooms adorned with picturesque sash windows to the front, all serviced by a modern three-piece family bathroom suite.

Stepping outside, the property offers a delightful walled and paved terrace at the front, providing a private sanctuary to enjoy outdoor living. This gated space is ideal for relaxing and watching the world go by, with ample room for planters and potted flowers to flourish. Residents also benefit from rights of access across the neighbouring land, offering a convenient route from the back door to the front street and the outside store. Furthermore, street parking is available at the front, ensuring ease of access for both residents and guests.

- Grade II listed property dating back to 1637
- A piece of local history known as Braithwaite Hall
- Modernised to a high standard throughout





Inner Porch

6' 5" x 8' 7" (1.96m x 2.62m)

Neutral space, fitted with convenient door-matting floor covering and built cupboards housing the meters for gas and electric services.

Hallway

6' 5" x 8' 7" (1.96m x 2.62m)

Inner solid oak entrance doorway from the porch. Light grey decor, sort grey carpets alongside painted white woodwork and contrasting oak finished doors leading to the living room and dining kitchen.

Living Room

13' 10" x 11' 9" (4.22m x 3.58m)

Muted decor featuring original inset windows, log burning stove and soft grey carpets.

Kitchen / Diner

21' 2" x 13' 6" (6.45m x 4.11m)

Beautifully finished open aspect kitchen dining area. Benefitting from soft grey shaker style units, starlight effect worktops, brickwork tiled splash-backs. Alongside a freestanding, 5 gas ring "belling" range style cooker. Integrated fridge and separate freezer unit and an inbuilt dishwasher. Tailored dining area fitted with modern yet convenient storage. LED lighting and hardwearing wood style flooring flowing into the dining and utility spaces.

Utility Room

12' 0" x 8' 8" (3.66m x 2.64m)

Soft grey decor, fitted with cream shaker units, wooden style worktops, brickwork splash-backs. Plumbing for a washing machine and space for a dryer. Wooden style flooring, LED lighting, alongside outside access and further access to a utility and handy coats storage.





W.C

3' 3" x 4' 5" (0.99m x 1.35m)

Conveniently placed modern W.C (macerating system), fitted with vanity sink unit, feature tiled splash back and lower panelled walls.

Outside Store

5' 5" x 2' 11" (1.65m x 0.89m)

Outside accessible outside store.

Bedroom One

10' 10" x 13' 2" (3.30m x 4.01m)

Beautifully decorated master bedroom, light reflecting beige and gray tones with grey fitted carpets. Sash inset window with side return window, pendant lighting and plenty of space for wardrobes.

Bedroom Two

9' 11" x 9' 10" (3.02m x 3.00m)

Currently used as a nursery this room could be a small double bedroom. Benefitting from front facing sash windows, modern yet interesting grey decor with open over stair storage.

Bedroom Three

9' 8" x 7' 0" (2.95m x 2.13m)

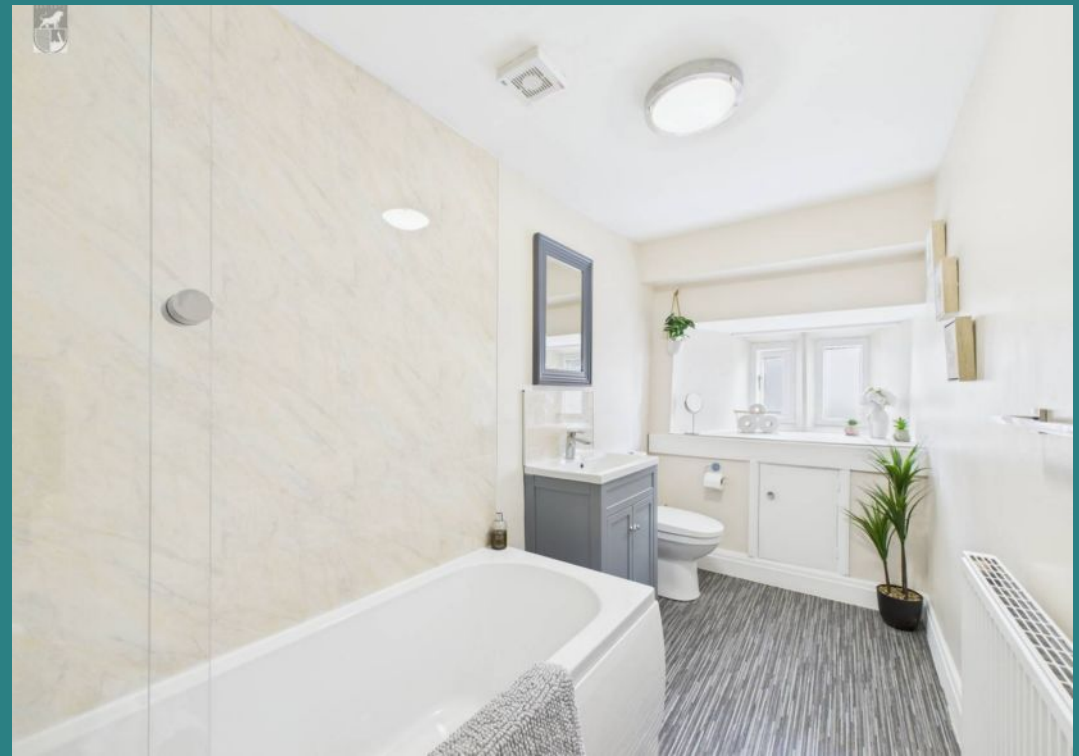
Small double or generous single. Soft grey decor, carpets, high level windows and pendant lighting.

Bathroom

10' 9" x 5' 0" (3.28m x 1.52m)

This characterful three piece bathroom suite features original windows, neutral decor. Vanity sink unit, panelling over and above the bath with a shower above. Modern vinyl flooring with ceiling mounted lighting, towel rail and radiator.





GARDEN

The walled and paved terrace to the front provides the perfect place to sit and watch the world go by. The space is gated and private with plenty of space for planters or potted flowers.

On street

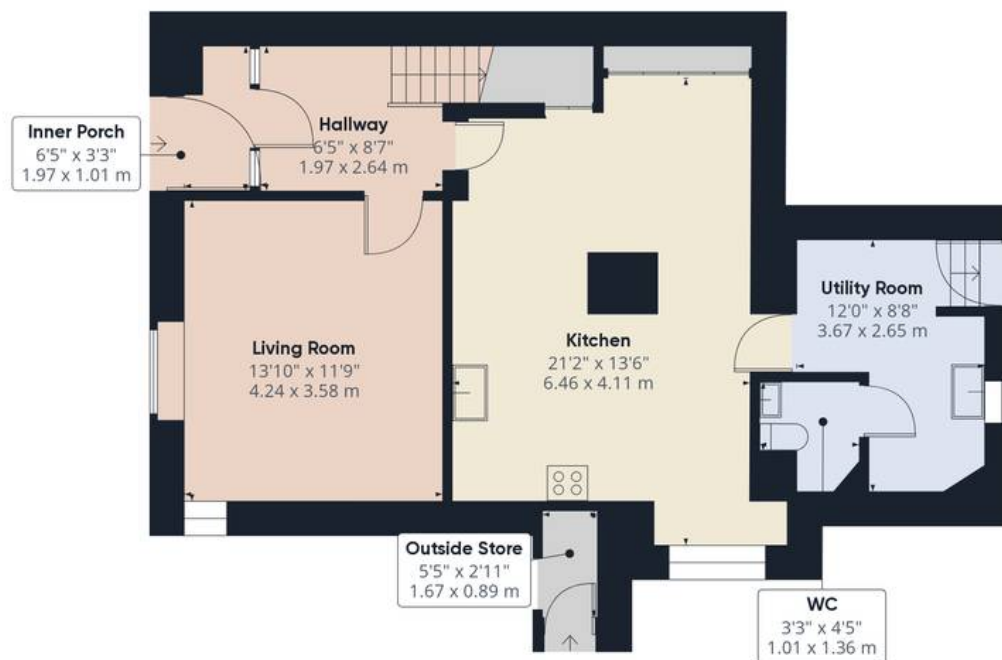
There is street parking to the front.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C



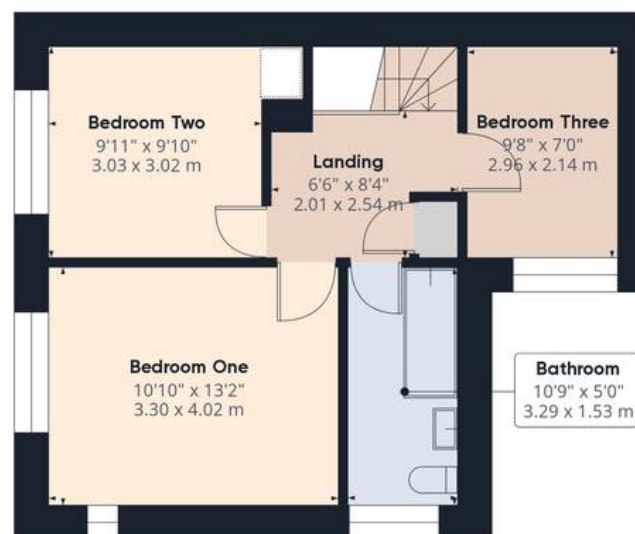


Ground Floor

Approximate total area⁽¹⁾

1088.25 ft²

101.1 m²



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C



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