



34 Main Street, Flookburgh - LA11 7LA

Grange-Over-Sands

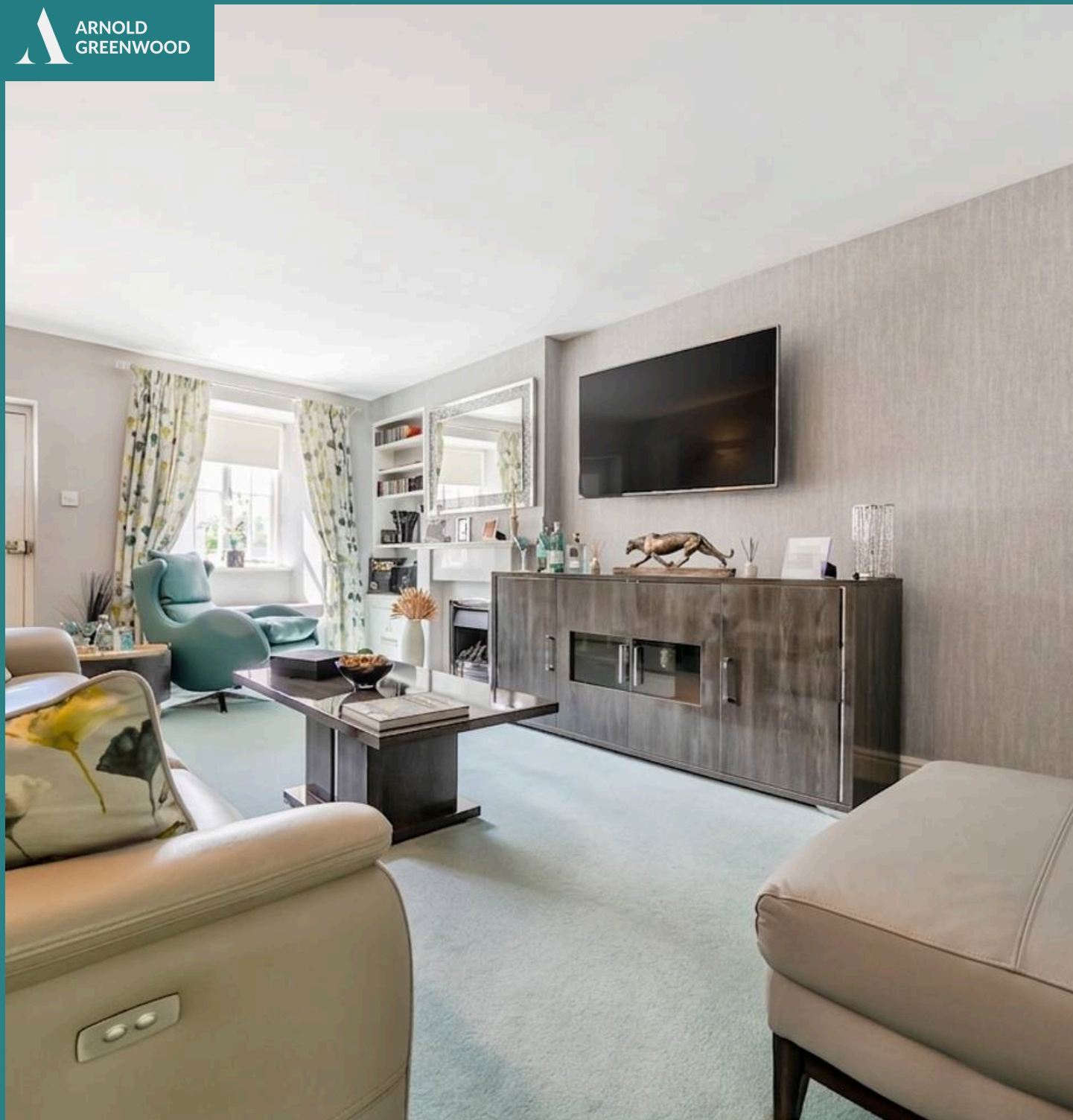
£325,000

34 Main Street

Flookburgh, Grange-Over-Sands

This exceptional property, formerly the old post office, has been sympathetically and skilfully renovated to create an immaculately presented family home that beautifully blends character features with modern comforts. Dating back to the 1730s, the house boasts a wealth of period details, including exposed wooden beams and original architectural touches that evoke its rich heritage. The accommodation is both spacious and versatile, featuring four inviting sitting rooms on the ground floor (two of which are enhanced by cosy log/gas burning stoves), an elegant bay-fronted main lounge, and a dining room and rear snug adorned with striking beams. There is also a dedicated office space, ideal for those working from home. The contemporary kitchen, fitted with integrated appliances leads conveniently to the ground floor utility area and W.C, flowing into the charming snug, offering the potential to create a ground floor annexe (subject to the necessary consents). Upstairs, the generous landing is filled with natural light, storage and offers attractive views across the garden, while four double bedrooms provide ample family accommodation. The master bedroom benefits from a stylish ensuite, and the newly modernised family bathroom is thoughtfully designed for comfort and convenience. Private gated parking is located at the rear, with rights of access across the driveway to the gated private land.

- Formally the old post office / Sympathetically and skillfully renovated to a immaculately presented family home





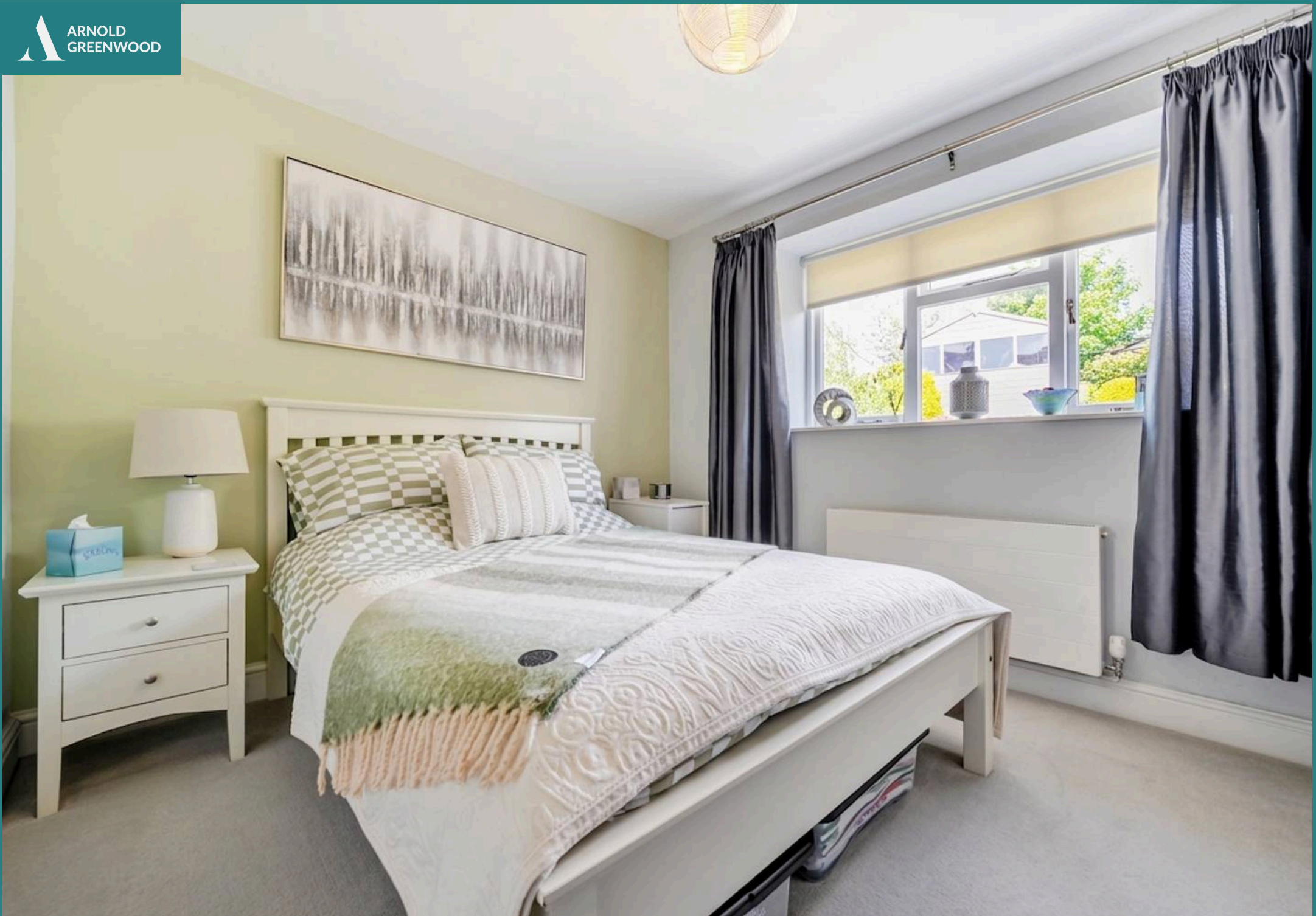
34 Main Street

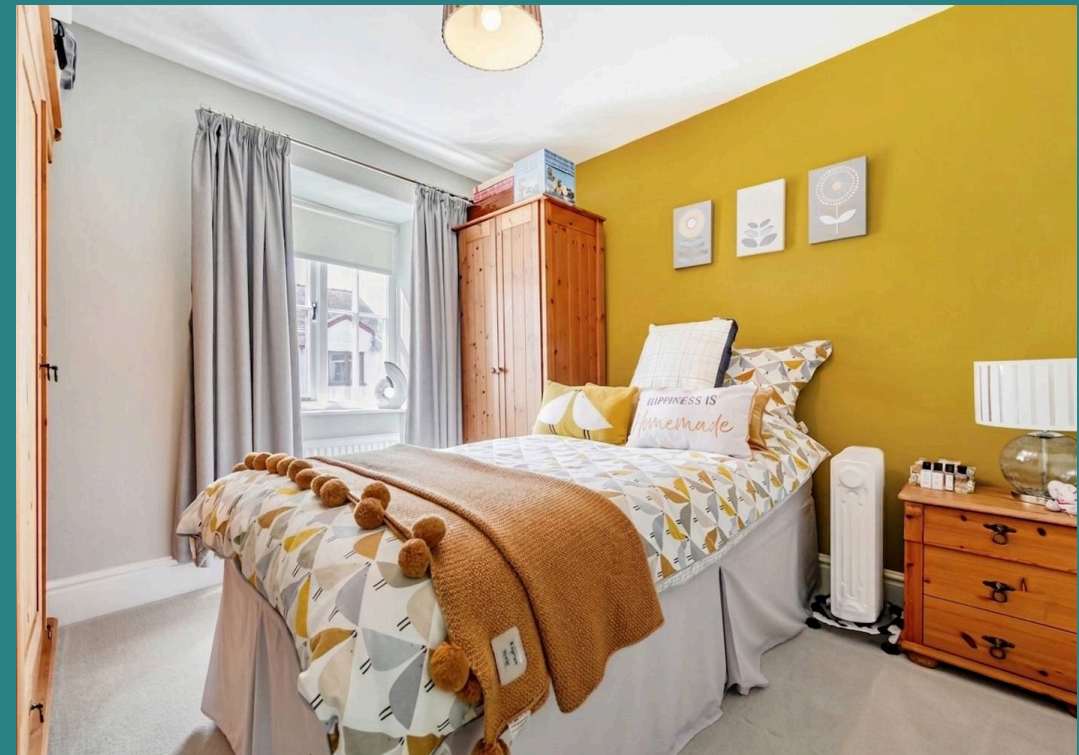
Flookburgh, Grange-Over-Sands

The property is situated just minutes' walk from the mainline train station at Cark in Cartmel, ideal for commuters or those seeking excellent transport links.

The sought-after South Lakes coastal community offers a superb range of local amenities, including a shop, post office, public house, chip shop, and pharmacy, with highly regarded primary and secondary schools within catchment. The attractive towns of Grange Over Sands and the picturesque village of Cartmel are nearby, providing further leisure and dining opportunities. This unique home is perfect for families or those seeking a characterful residence in a vibrant, well-connected location, where period charm meets contemporary living in a truly special setting.







GARDEN

Spacious and well maintained tiered garden across four levels offering a well stocked and established range of planting including rockery gardens. Raised and enclosed terraces ideal for outside seating. Private and fully enclosed lawn lined with established trees and. Rear rights of way over the access road to the back of the property, to the gated driveway, where you will find the newly located shed, which replaced the former garage.

Driveway

1 Parking Space

Rights of way across the access road to the gated driveway at the back of the property, additionally there is first come first serve, roadside parking to the front.

Council Tax band: D

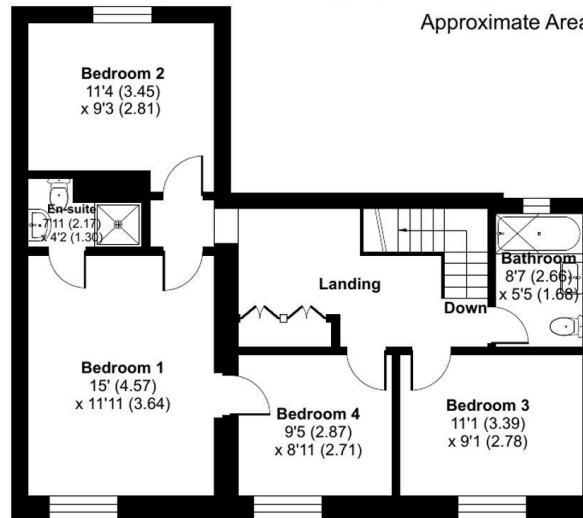
Tenure: Freehold



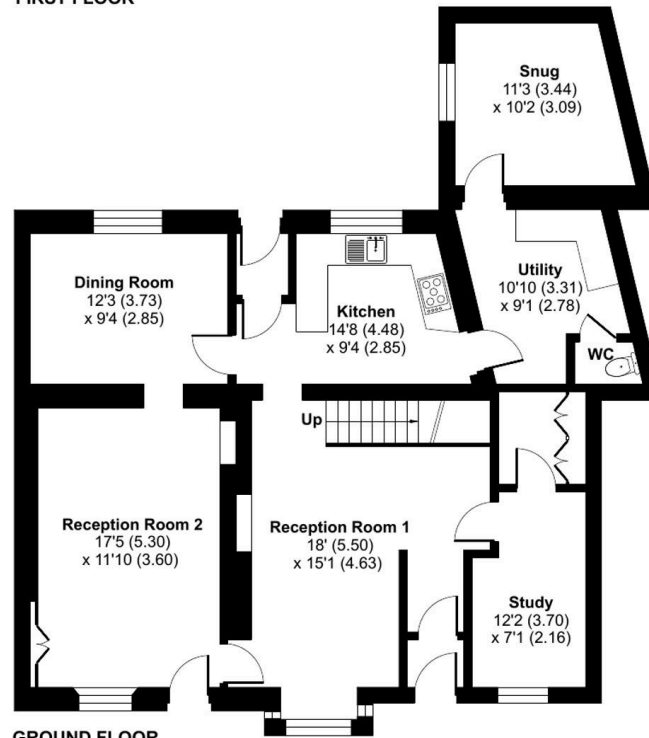
Main Street, Flookburgh, Grange-Over-Sands, LA11

Approximate Area = 1891 sq ft / 175.6 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Arnold Greenwood Estate Agents

Arnold Greenwood Solicitors, 8-10 Highgate - LA9 4SX

01539733383

kendal@arnoldgreenwood.co.uk

www.arnoldgreenwoodestateagency.co.uk/



Whilst every care has been taken in the preparation of these sales particulars, they are for guidance purposes only and no guarantee can be given as to the working condition of the various services and appliances. Measurements have been taken as accurately as possible but slight discrepancies may inadvertently occur. The agents have not tested appliances or central heating services. Interested applicants are advised to make their own enquiries and investigation before finalising their offer purchase. Money Laundering In the event of prospective purchasers making an offer on a property, in relation to the Money Laundering Regulations photographic ID and Utility bill showing your address will be required. Please contact the office for their information.