



# Flookburgh

£310,000

Willow Barn, Field Head, Flookburgh, Grange-over-Sands, Cumbria, LA11 7LN

A well presented end-terraced barn conversion set over three floors, offering a superb blend of character and modern comfort. Converted to a high standard in 2008 and recently used as a successful investment property, this lovely home features a stylish modern kitchen and bath/shower rooms, 3 Bedrooms (1 En-Suite) and well-appointed living spaces throughout.

Outside, there is parking for one car and attractive low-maintenance gardens to the front and rear. Ideally situated in the sought-after village of Flookburgh — perfect as a main residence, holiday retreat, or investment opportunity.

No Upper Chain.

## Quick Overview

Character Barn Conversion over 3 floors  
Modern Kitchen and Bath/Shower Rooms  
3 Bedrooms  
Close to Junior School  
Well presented throughout  
Neutral decor throughout  
No Upper Chain  
Parking for 1 car  
Low Maintenance Gardens  
Ultrafast Broadband



3



2



1



C



Ultrafast  
Broadband



1 Parking Space

Property Reference: G3164



Bedroom 3



Bathroom



Utility Room



Bedroom 2

**Descriptions** Willow Barn is a lovely end-terraced barn conversion, converted in 2008 to a high standard and has recently been used for investment purposes. The main entrance door opens in to a spacious Hallway with tiled floor and inset ceiling down-lights. There are 2 Bedrooms on the Ground Floor one with a front aspect and recessed cupboard, the second is a good sized room with a rear aspect. The Bathroom has a modern white suite comprising free-standing bath with hand held shower, circular basin on an oak plinth and low flush WC with concealed cistern all complimented by attractive tiled floor and part tiled walls. Recessed display shelf, inset ceiling down-lights and a chrome heated towel rail. The Utility Room has plumbing for a washing machine and houses the gas central heating boiler.

From the Entrance Hall, stairs lead to the First Floor and lead in to the spacious Sitting Room with double doors to the Juliette balcony. Attractive fireplace (decorative only), engineered oak floor and inset ceiling down-lights. Door to Inner Hall with stairs to the First Floor and door to Kitchen. The Kitchen is light and bright with a pitched ceiling and double glazed ceiling windows. Black gloss shaker style units with feature worktops and slate upstands, incorporating the single drainer stainless steel sink unit with mixer tap. Built-in electric double oven and gas hob with chrome and glass cooker hood over. Integrated fridge, freezer and dishwasher. Black bistro style table and stools included in the sale. Engineered oak and slate floor, inset ceiling down-lights, exposed stone work and rear entrance door to decked Balcony ideal for outdoor dining or evening drinks.

From the Inner Hall stairs lead to the Second Floor with recessed storage cupboards on the stairs. The Master Bedroom is well proportioned with pitched ceiling and fitted wardrobes. 2 double glazed Velux windows, inset ceiling down-lights, exposed beam and door to En-Suite Shower Room. The Shower Room has a corner shower enclosure, circular basin on an oak plinth, low flush WC and chrome heated towel rail. Attractive part tiled walls, tiled floor, exposed beam and recessed storage.

Outside is there is a decked balcony ideal for morning coffee with steps down to the small rear garden with gated access to the bridleway. The front garden has a paved pathway with a pebbled area with a curved raised bed and pergola.

**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 onto Moor Lane and then right in to Field Head Place then 3rd right into Field Head Ave and in to the driveway of Swallow Barn and Willow Barn.



Bedroom 2



Lounge/Dining Room



Lounge/Dining Room



Kitchen



Ensuite Shower Room



Front Garden

What3words:

<https://what3words.com/slumped.sweeten.carefully>

#### Accommodation (with approximate measurements)

##### Entrance Hall

**Bedroom 3/Study** 9' 6" x 8' 5" (2.90m x 2.57m)

**Bathroom** 8' 4" max x 6' 6" max (2.55m max x 1.99m max)

**Utility/Boiler Room** 6' 5" x 6' 3" (1.97m x 1.93m)

**Bedroom 2** 13' 4" max x 11' 0" max (4.07m max x 3.36m max)

##### First Floor

**Lounge** 21' 1" max x 13' 5" (6.43m max x 4.09m)

**Kitchen** 13' 4" x 11' 0" (4.08m x 3.36m)

##### Second Floor

**Master Bedroom** 14' 0" x 13' 1" (4.27m x 4.00m)

**En-Suite Shower Room** 10' 0" max x 7' 6" max (3.06m max x 2.30m max)

**Services:** Mains water, electricity, gas and drainage. Underfloor heating to Ground and First Floor.

**Tenure:** Freehold. Vacant possession upon completion.

**Council Tax:** Band D. Westmorland and Furness Council.

**Note:** Willow Barn has a right of access over Swallow Barn to their Parking Space.

**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 £1150 – £1200 per calendar month. For further information and our terms and conditions please contact the Office.

**Anti-Money Laundering Regulations (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 £60.00 (incl. VAT) per individual or £50.00 (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 £150 (incl. vat).



Bedroom 1



Balcony



Kitchen



External Rear

Request a Viewing Online or Call 015395 32301

## Meet the Team

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Viewings available 7 days a week  
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