



Flookburgh

£320,000

31 Market Street, Flookburgh, Grange-over-Sands, Cumbria, LA11 7JU

A charming and spacious period village House arranged over 3 floors, offering comfortable family accommodation together with a wealth of character and many retained original features. Situated within this popular village, the property provides an ideal base for local amenities and countryside walks.

The well-proportioned interior includes a lovely Lounge with period detailing, a bespoke Kitchen Diner perfect for everyday living and entertaining, 3 double Bedrooms (1 with En-Suite Shower Room), and a modern family Bathroom. Externally there is a Garage/Store and an attractive rear Garden, creating a lovely outdoor space to enjoy.

Quick Overview

Period Property
Lovely Garden to rear
3 Double Bedrooms
Bespoke Kitchen - Modern Bath/Shower rooms
Wealth of character
Spacious, well proportioned rooms
Lovely rear Garden
Local shops and railway station close-by
Walks on the doorstep
Ultrafast Broadband



3



2



1



D



Ultrafast
Broadband



Garage

Property Reference: G3232



Lounge



Kitchen



Dining Area



Bedroom 1

This period property has a wealth of oak beams, cottage style double glazed windows several with oak lintels over and deep display cills, feature oak mullioned window with deep display cills, thick stone walls, feature staircase and large 'A' frame in the Attic Bedroom.

The half glazed, double glazed entrance door opens in to the Lounge which is a well proportioned room with a wealth of 'Oak' ceiling beams and attractive timber fireplace with cast iron and tile inset and tile hearth (fire not in use). Useful under-stairs cupboard and deep square doorway through to the Dining Kitchen. Cottage style window with oak lintel and deep display cill. A full width room with bespoke wooden wall and base cabinets with worktop and 1½ bowl single drainer stainless steel sink unit. Built-in Indesit oven, Lamona hob and cooker hood over. Plumbing and space for washing machine and fridge, concealed Vaillant gas central heating boiler. Ample space for dining furniture, part tiled, part carpet flooring, rear entrance door and 2 cottage style windows with a lovely aspect in to the rear Garden.

From the Lounge the stairs lead to the spacious First Floor Landing with cottage style window with oak display cill, feature ballustrading to staircase and a wealth of oak beams. Bedroom 1 is a good sized double room with a wall of fitted wardrobes, double doors to Juliette balcony, 2 cottage style windows with pleasant aspect in to the Rear Garden and door to the En-Suite Shower Room. The En-Suite has a 3 piece white suite comprising tiled shower enclosure with Velux window over, wall hung wash hand basin and low flush WC. Attractive tiled walls, tiled floor with underfloor heating and ladder style radiator. Bedroom 2 is also a double room with oak beams, cottage style window with deep display cill and front aspect. The Bathroom has a 3 piece white suite comprising deep bath, pedestal wash hand basin and low flush WC. Beautiful mullioned window with oak lintel and deep display cill and feature recessed medicine cabinet with original oak doors. Part tiled walls, tiled floor with underfloor heating, ladder style radiator and fitted shelves.

The feature spindled and balustraded oak staircase leads to the Attic Bedroom (3) a lovely room with feature oak 'A' frame, beams, small side window and Velux window. Access to storage space over Bedroom 2.

Outside there is an Attached Garage/Store with oak beams, 2 roof-lights, block paved floor and double doors either end. There is also a Mezzanine Level which is ideal for storage. The Garden to the rear provides ample space for the family with lawn, well stocked flower beds, patio area and pond.

Location Located just off the centre of Flookburgh which boasts amenities such as Doctors Surgery, Post Office, Public House, Convenience Store, Chemist, Fish and Chips shop etc and with Railway Station and super Garden Centre just a little further along in the village of Cark. The highly regarded village of Cartmel is a 5 minute drive and the picturesque Edwardian town of Grange over Sands is some 10 minutes away which has a wider range of amenities.

To reach the property from our office proceed out of Grange in the direction of Flookburgh. Go through Allithwaite and upon entering Flookburgh, go over the bridge and No.31 is a short way along on the right hand side, just past the turning for Green Lane.

What3words:

<https://what3words.com/flopped.mailings.elbowed>

Accommodation (with approximate measurements)

Lounge 16' 10" max x 14' 5" max (5.13m max x 4.41m max)

Kitchen Diner 21' 7" x 9' 1" (6.59m x 2.79m)

First Floor

Bedroom 1 13' 10" x 8' 8" (4.22m x 2.66m) plus wardrobes

En-Suite Shower Room

Bedroom 2 11' 2" x 10' 10" (3.41m x 3.31m)

Family Bathroom

Second Floor

Attic Bedroom 3 19' 1" max x 18' 0" max (5.82m max x 5.50m max)

Small Store Area 8' 10" x 7' 3" (2.70m x 2.23m) no head height

Garage/Store 26' 10" x 8' 0" max (8.19m x 2.45m max)

Services: Mains water, electricity, gas and drainage. Gas central heating to radiators.

Tenure: Freehold. Vacant possession upon completion. The property is currently tenanted please enquire at the office for further information.

Council Tax: Band D. Westmorland and Furness Council.

Note: The owners of properties No.25 and No.29 have a right of way through the garage for bin access.

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 £1000 – £1050 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 (inc. 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 2



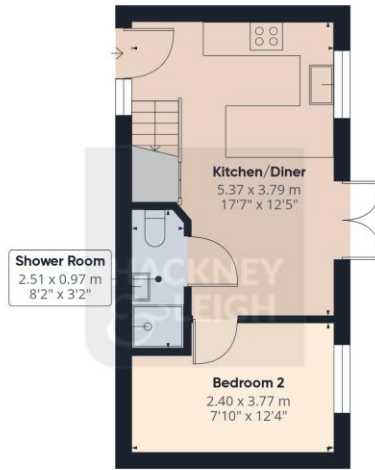
Bathroom



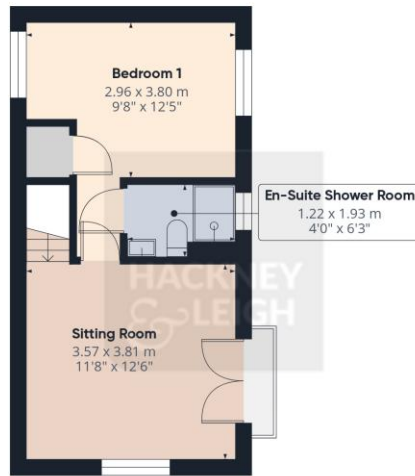
Attic Bedroom 3



Rear Aspect



Floor 0



Floor 1

Approximate total area^m

57.3 m²

618 ft²

Balconies and terraces

1 m²

11 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 20/08/2026.

Request a Viewing Online or Call 015395 32301