



## Flookburgh

£245,000

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

This individual 17th-Century 'Mid' Terraced Cottage, with origins dating to 1665, provides 3 Reception Rooms and 3 Bedrooms, now awaiting a new owner to modernise and personalise. Centrally positioned in the popular fishing village of Flookburgh, it offers tremendous potential for a buyer looking to create a bespoke family home.

Comprising:- Sitting Room, Study, Kitchen, Dining Room and Rear Porch on the Ground Floor, 3 Bedrooms and Bathroom on the First Floor. Workshop/Store, Off Road Parking and Garden to the rear.

No onward chain

### Quick Overview

Mid Terraced Family Home

Versatile accommodation

17th Century Cottage

Scope to personalise and improve

3 Reception Rooms

3 Bedrooms

Off Road Parking

Garden in need of 'TLC'

Workshop/Store

Ultrafast Broadband



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Ultrafast  
Broadband



Off Road  
Parking

Property Reference: G3241



Sitting Room



Kitchen



Dining Room



Bedroom 1

The uPVC double glazed entrance door leads in to the Entrance Vestibule with access in to the good-sized Sitting Room, with a wealth of ceiling beams and 2 uPVC double glazed windows. Sandstone style fireplace with coal effect gas fire and recessed arch display shelf and glazed double doors through to the Inner Hall/Study. Having ample space for a work-station and recessed shelves, plus an internal window to the Porch, large under-stairs cupboard, stairs to the First Floor and walk-way to the Kitchen. A light room with a range of light wood wall and base units with complementary worktops, part tiled walls and single drainer stainless steel sink unit. Built-in electric double oven with hob and cooker hood over; Integrated fridge and dishwasher. Half glazed door to Rear Porch (now in need of some repair) with rear entrance door and side window. From the Kitchen there is access to the Dining Room.

From the Inner Hall/Study the stairs rise to the First Floor with window on the Half Landing. The Landing is roomy with a cupboard over the stairs housing the Worcester gas central heating boiler. There are 2 Double Bedrooms with front aspects and Bedroom 3 is a good-sized Single Room with a rear aspect and some views towards Morecambe Bay. The Bathroom has a 3 piece light pink suite comprising bath with shower over, WC with concealed cistern and built in vanity unit with cupboards to either side. Panelled ceiling, heated towel rail and part shower-boarded walls.

Outside there is a Store/Workshop beneath Bedroom 3, which subject to planning, could be incorporated in to the accommodation if required or simply used as a Workshop/Store. There is off road Parking to the front of the property and to the rear there is a shared Garden Area (with No.14) directly in front of the Dining Room and Kitchen with a walkway through to the Private Garden which is enclosed by walls and now offers a blank canvas for a new owner to design and create their own outdoor space.

**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 the 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 head towards the Square. No.16 is set back from the road on the left hand side, just before reaching the 'Hope & Anchor' public house on the right.

What3words: <https://what3words.com/soldiers.clogging.fairy>



## Accommodation (with approximate measurements)

### Entrance Vestibule

**Sitting Room** 19' 0" x 11' 3" (5.80m x 3.43m)

**Inner Hall/Study** 12' 1" x 6' 0" (3.70m x 1.84m)

**Kitchen** 11' 4" x 8' 11" (3.47m x 2.73m)

**Rear Porch** 12' 10" x 6' 6" (3.93m x 2.00m)

**Dining Room** 12' 1" x 9' 3" (3.70m x 2.83m)

### First Floor

**Bedroom 1** 11' 9" x 9' 6" (3.60m x 2.91m)

**Bedroom 2** 9' 3" x 9' 1" (2.82m x 2.78m)

**Bedroom 3** 15' 7" x 8' 1" max (4.77m x 2.48m max)

**Bathroom** 9' 3" x 6' 2" (2.82m x 1.90m)

**Outside Store/Workshop** 15' 11" x 7' 9" max (4.86m x 2.37m max)

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

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

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

**Material Information:** There is a mixture of glazing timber and uPVC double glazed windows (some blown).

16 Market Street has a right of way to the rear of 14 Market Street.

14 & 18 Market Street have a right of access to the rear of the property.

**Viewings:** Strictly by appointment with Hackney & Leigh.

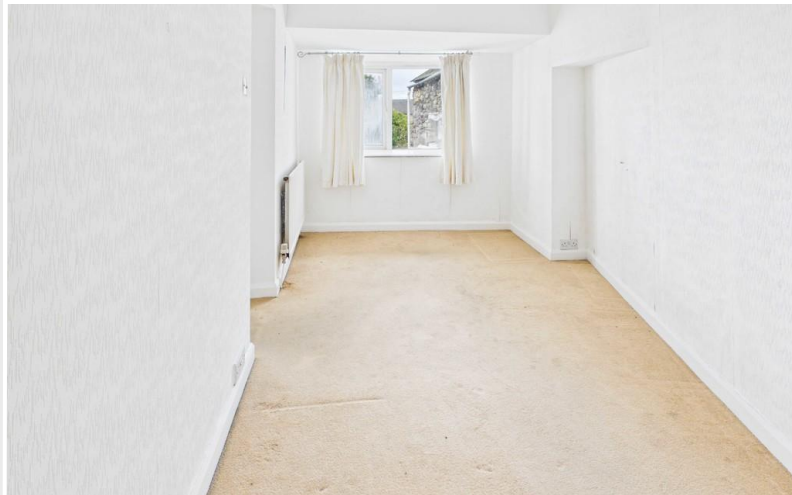
**Energy Performance Certificate:** The full Energy Performance Certificate is available on our website and also at any of our offices.

**Rental Potential:** If you were to purchase this property for residential lettings and the property was brought up to modern standards, we estimate it has the potential to achieve between £900 - £950 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



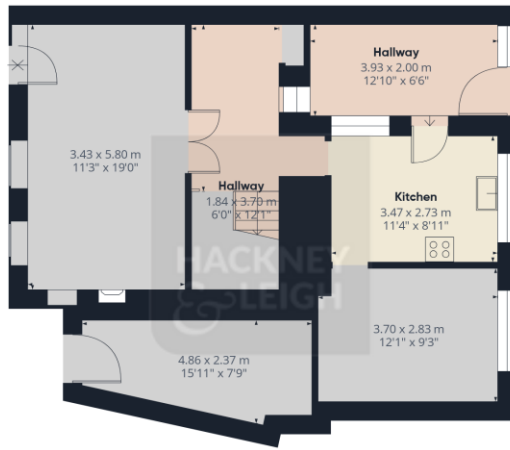
Bedroom 3



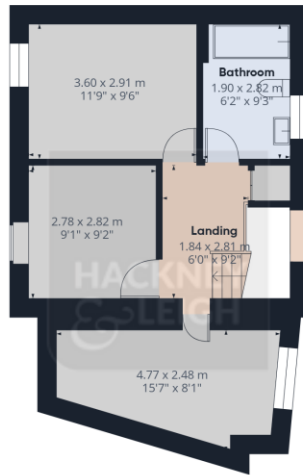
Garden



Rear Aspect & Garden



Floor 0



Floor 1



**Approximate total area<sup>m</sup>**  
 109.5 m<sup>2</sup>  
 1177 ft<sup>2</sup>

(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



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