

**10 Stockdale Farm Moor Lane, Flookburgh – LA11 7LR**

Grange-Over-Sands

Offers Over **£190,000**



## 10 Stockdale Farm Moor Lane

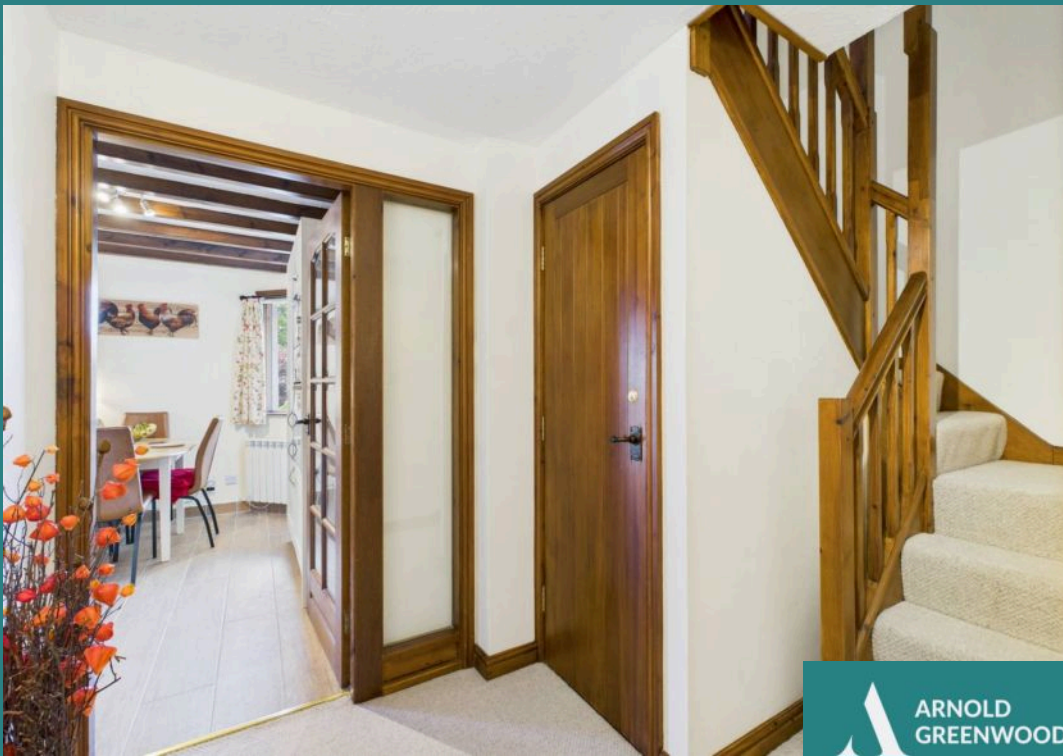
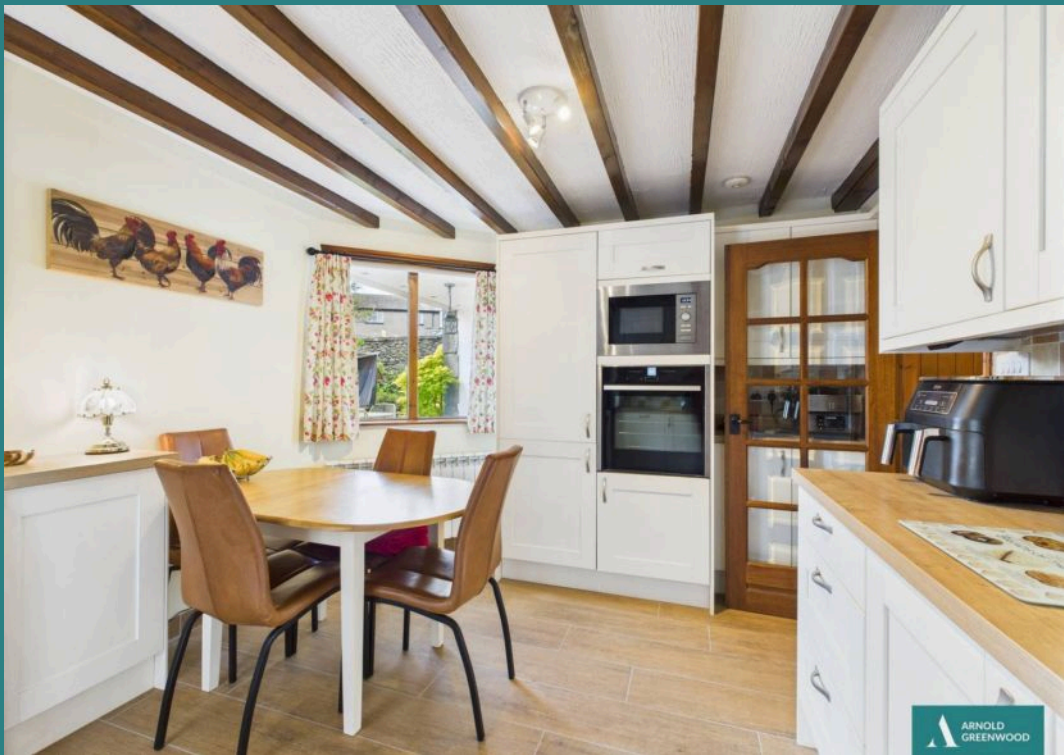
Flookburgh, Grange-Over-Sands

Converted in the early 1990s by the renowned Priory Builders this charming characterful family home forms part of an 18th-century Grade II listed barn conversion. The traditional stone-built property has been expertly renovated and modernised with modern fixtures and fittings, while retaining its character features and period charm. Arranged around an attractive courtyard setting with easy-to-maintain patio areas, the layout across three floors. The ground floor offers a kitchen/diner, utility, and WC, while the first floor features a lounge and bathroom. On the second floor, you'll find two generously sized bedrooms with fitted storage and a versatile mezzanine level. Complete with allocated parking, the shared use of visitors' parking, use of the heritage communal centre and scenic views, this property is ideal for those seeking a main residence, second home, or holiday let.

Conveniently Situated for the range of amenities Flookburgh village has to offer including a Post Office, convenience store, pharmacy, sandwich shop, fish & chip shop, a hairdresser and primary school. Located a short walk away is Cark and Cartmel railway station for commuting links to Grange over Sands, Barrow-in-Furness, Lancaster and Manchester Airport.









### **Kitchen**

14' 1" x 10' 6" (4.29m x 3.20m)

Bright kitchen/diner, which is equipped with a range of storage units and a contrasting three-sided worktop. Integrated within the worktop is a stainless steel one-and-a-half sink with a mixer tap, as well as a four-ring electric hob. The kitchen units house an electric oven/grill with a microwave above, a fridge, freezer, and dishwasher. Space for a dining table and underfloor heating.

### **Laundry Room**

4' 2" x 4' 1" (1.27m x 1.24m)

Fitted with plumbing for a washing machine and space for a dryer.

### **W.C**

2' 11" x 5' 4" (0.89m x 1.63m)

Modern and recently completed. Consisting of a chrome heated towel rail, W.C and a vanity sink unit.

### **Living Room**

14' 2" x 10' 10" (4.32m x 3.30m)

The first floor lounge is a welcoming reception room that enjoys elevated views over open fields. Featuring an electric fire set within a stone surround, offering exposed beams and inspiring lighting creates a cozy and inviting space.

### **Bathroom**

6' 10" x 6' 6" (2.08m x 1.98m)

The contemporary bathroom suite includes an L-shaped bath, with a wall-mounted shower, a WC, and a wash hand basin with vanity storage beneath, including underfloor heating.





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### **Bedroom One**

14' 3" x 10' 11" (4.34m x 3.33m)

Spacious double, complete with fitted wardrobes, drawers, a vanity dressing table, offering a pleasant outlook across farmland with character beams.

### **Bedroom Two**

11' 2" x 8' 5" (3.40m x 2.57m)

The second bedroom is a single room, which also benefits from fitted wardrobes and drawers, offering plenty of storage space.

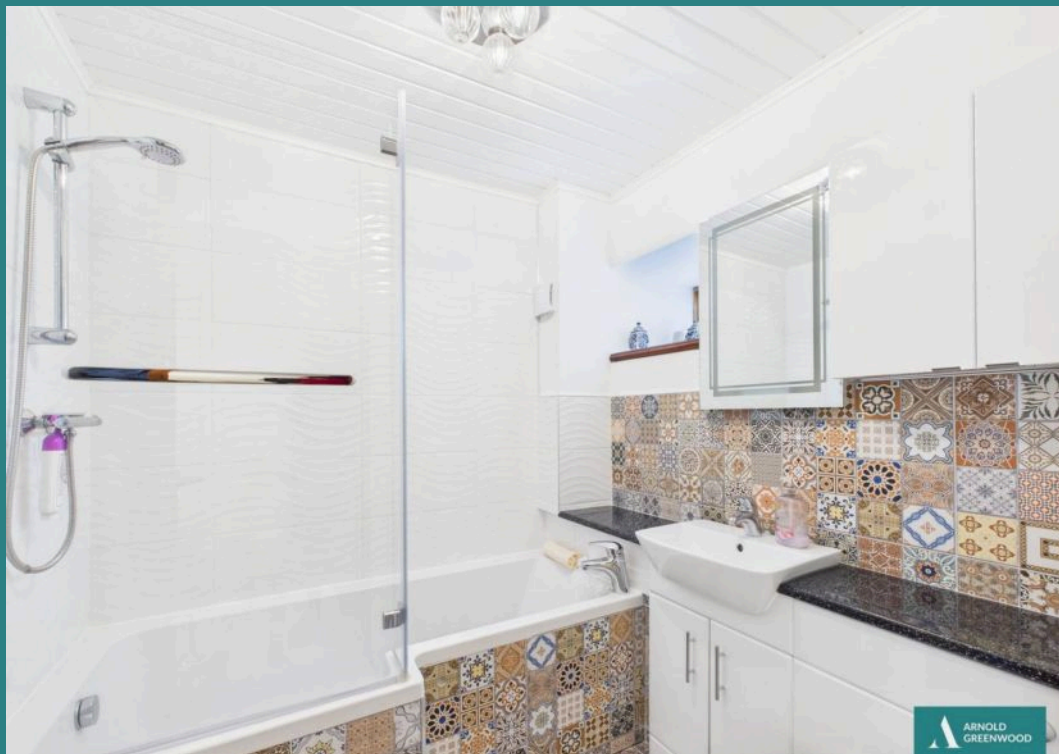
### **Mezzanine**

4' 6" x 6' 0" (1.37m x 1.83m)

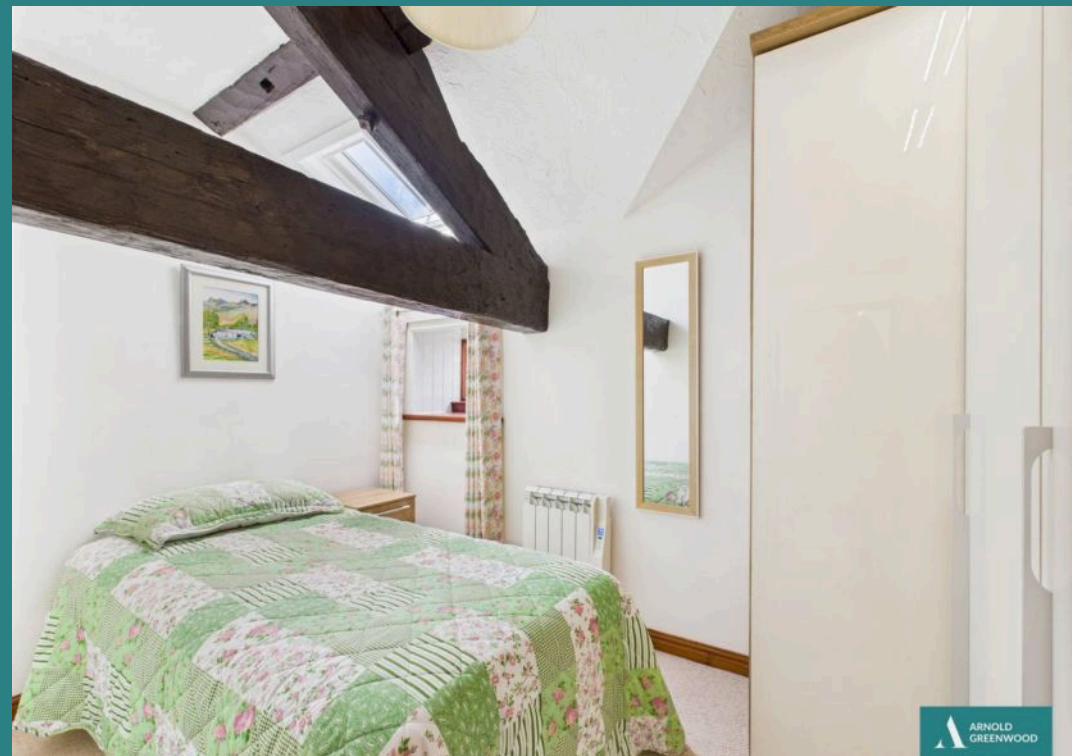
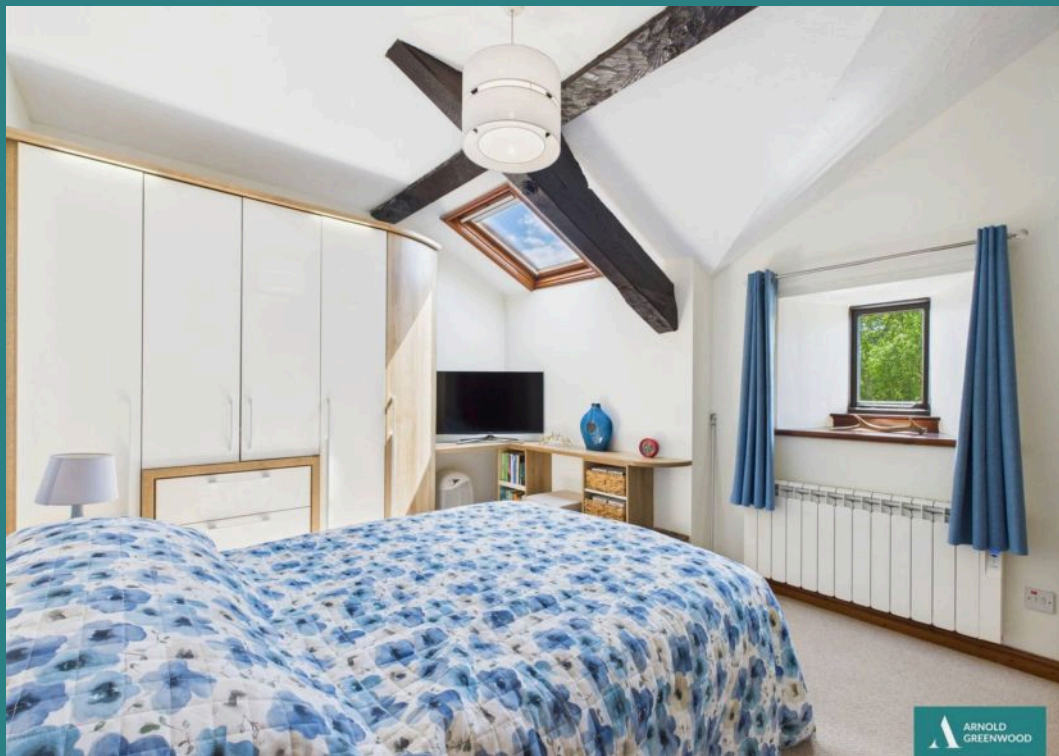
The mezzanine level provides an additional flexible space, ideal for a home office or hobbies area.













### **Garden**

To the front of the property there are two privately owned seating areas, one to the front of the property with slate paving and a paved patio, surrounded with planting beds and shrubs. To the rear there is a communal courtyard with planted beds, providing a large space for outside entertaining. Additional access and use of the shared heritage centre, used for the annual general meeting or shared functions.

### **Allocated parking**

1 private parking space with additional visitors parking spaces.

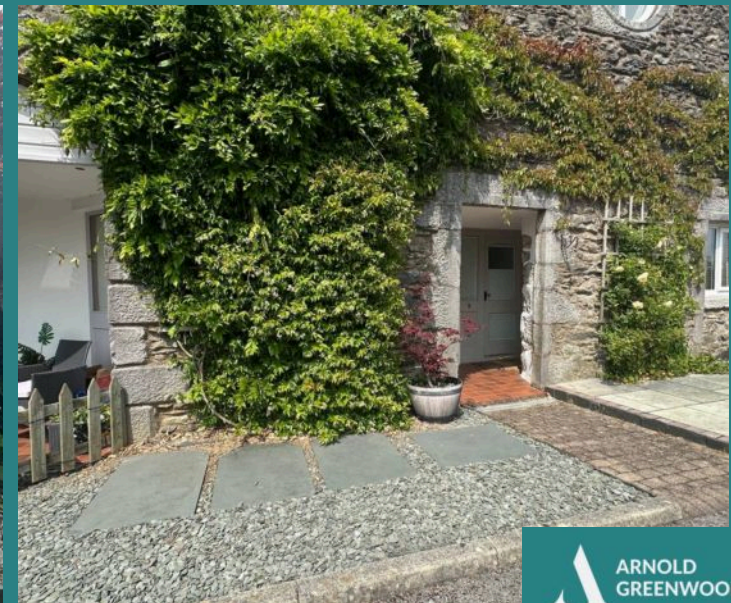
### **Tenure**

Leasehold – 999 years from 1 January 1993. Service charges are currently £650 per year.

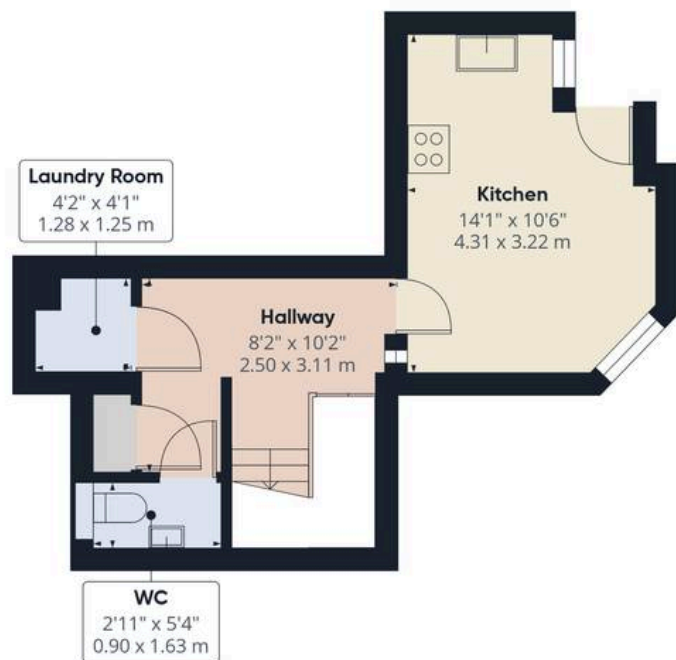
### **Services**

Mains electric, water and drainage

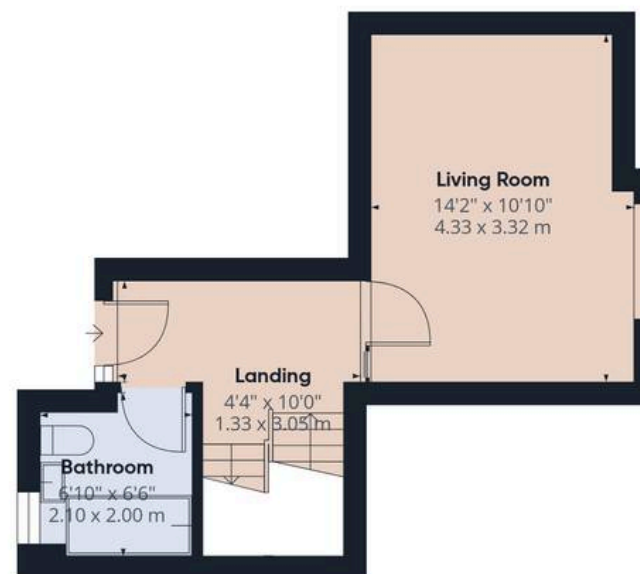
Council Tax Banding C







Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

812 ft<sup>2</sup>

75.5 m<sup>2</sup>

Reduced headroom

4 ft<sup>2</sup>

0.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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



Floor 2



Floor 3





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