



9 Stockdale Farm Moor Lane, Flookburgh
£275,000



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Flookburgh, Grange-Over-Sands

A charming three storey house forming part of a converted farmhouse in a development with similar properties situated within the village of Flookburgh being conveniently placed for Grange-over Sands where the shops, cafes, post office, banks, the promenade and the railway station are amongst the many amenities available there. The property would make an ideal family home but could also be enjoyed as a base for holidays in the area.

Nestled within a picturesque farmhouse conversion, this charming home offers a delightful blend of character and modern comfort. The property has been fully refurbished throughout by the current owners to a high standard. Entering the property on the ground floor you will find two double bedrooms perfect for relaxing in, a family bathroom which comprises a W.C., wash hand basin to vanity and a walk in shower. Under the stairs there is a handy utility area for all your washing needs.

On the first floor you will find a stunning kitchen diner perfect for entertaining and enjoying meals with the family. The sitting room which is an impressive size, is a great space to unwind with the family. The first floor also has a cloakroom just before the kitchen diner.

The second floor offers the chance to have another bedroom or it could be used as a second reception area, you will find it has great storage space with fitted wardrobes and access to the loft space which is currently being used as a childrens play den/craft room. The property also has even more storage running through the first floor which is also handy for a growing family.

Outside, the communal area at the rear provides a space for garden furniture and peaceful moments surrounded by nature. To the front, a paved patio seating area runs along the front and side, offering ample room for garden furniture and potted

GROUND FLOOR

ENTRANCE HALL

13' 4" x 7' 11" (4.06m x 2.42m)

BEDROOM

15' 2" x 9' 3" (4.62m x 2.83m)

BEDROOM

11' 11" x 11' 10" (3.62m x 3.60m)

BATHROOM

8' 10" x 7' 11" (2.70m x 2.42m)

FIRST FLOOR

LANDING

8' 10" x 3' 8" (2.69m x 1.11m)

TOILET

4' 11" x 2' 11" (1.51m x 0.88m)

KITCHEN DINER

18' 4" x 9' 9" (5.58m x 2.96m)

SITTING ROOM

17' 4" x 15' 10" (5.28m x 4.82m)

SECOND FLOOR

OCCASIONAL BEDROOM/SITTING ROOM

15' 8" x 11' 11" (4.77m x 3.62m)

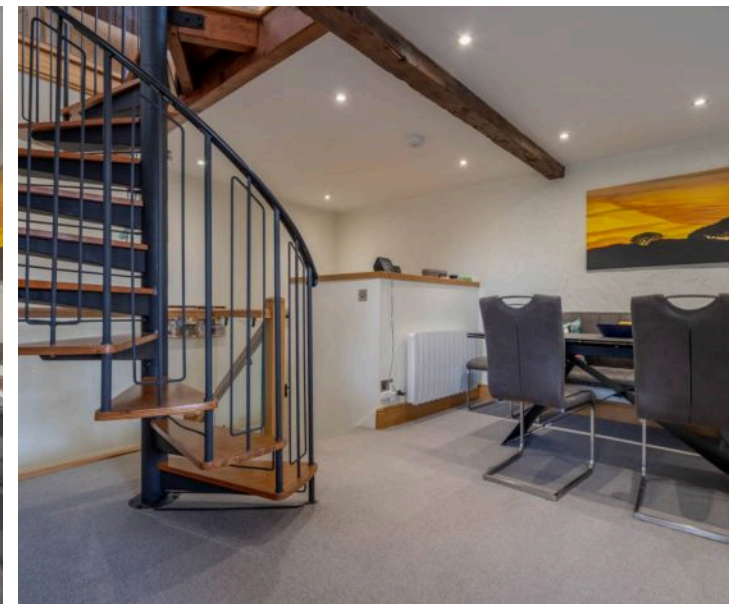
EPC RATING D

SERVICES

Mains electric, mains water and mains drainage

IDENTIFICATION CHECKS

Should a purchaser(s) have an offer accepted on a property marketed by THW Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £43.20 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales





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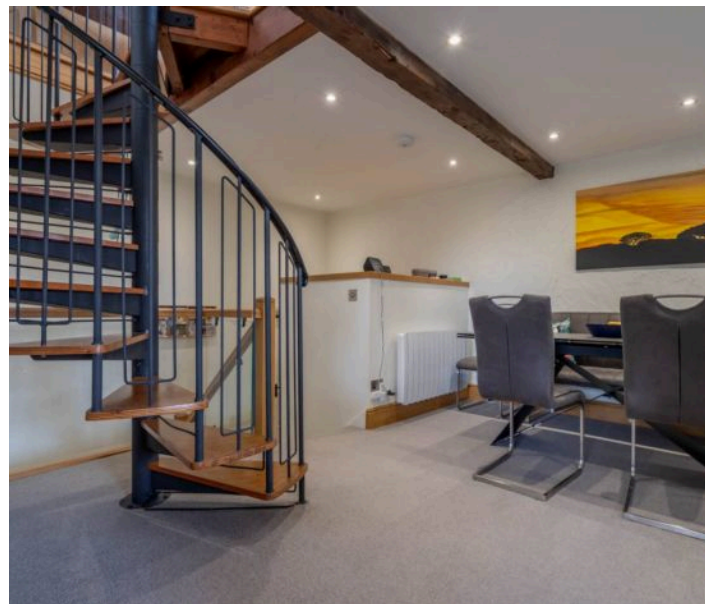
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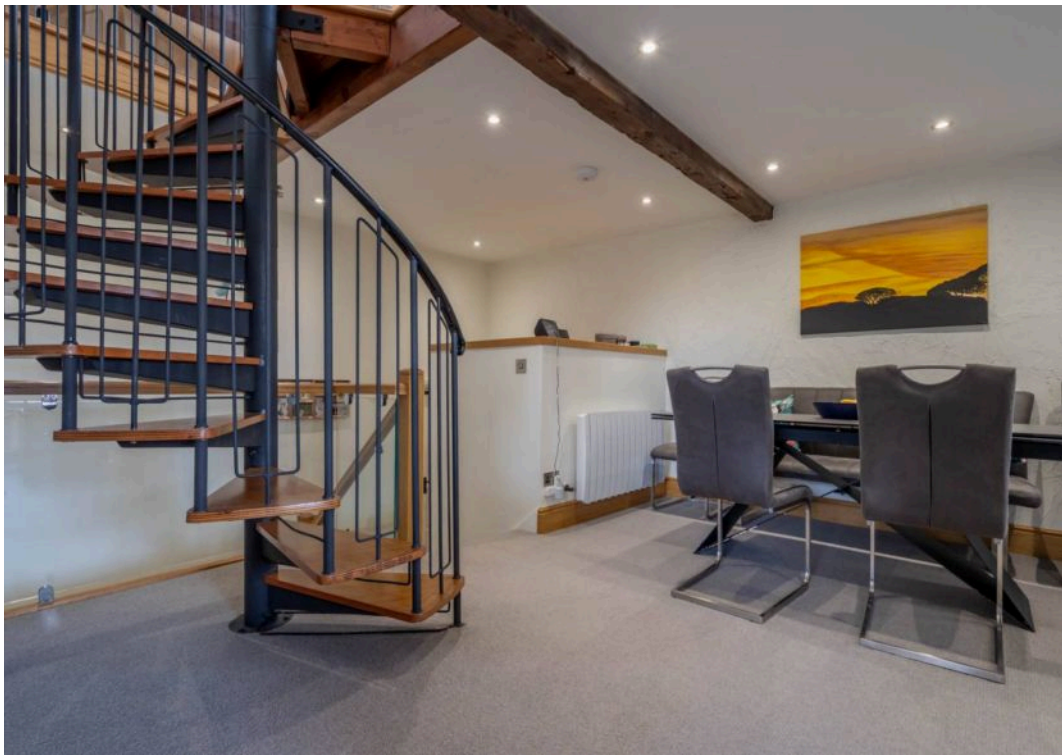
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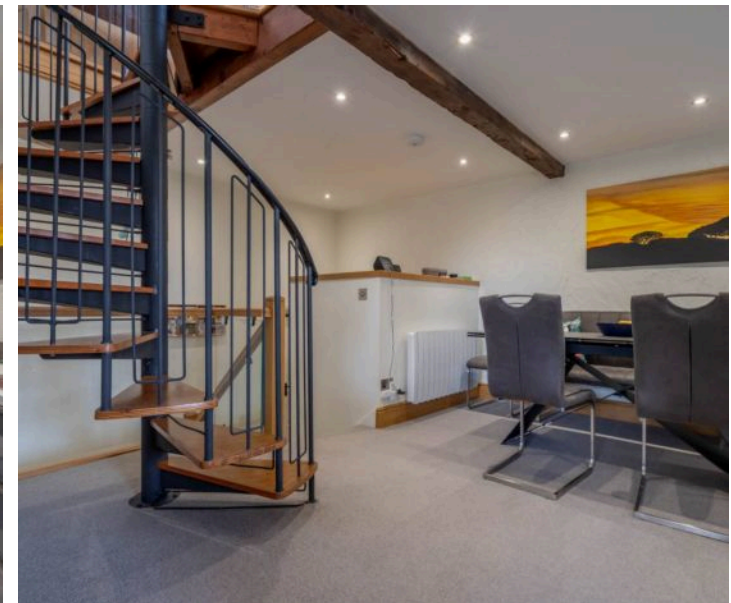


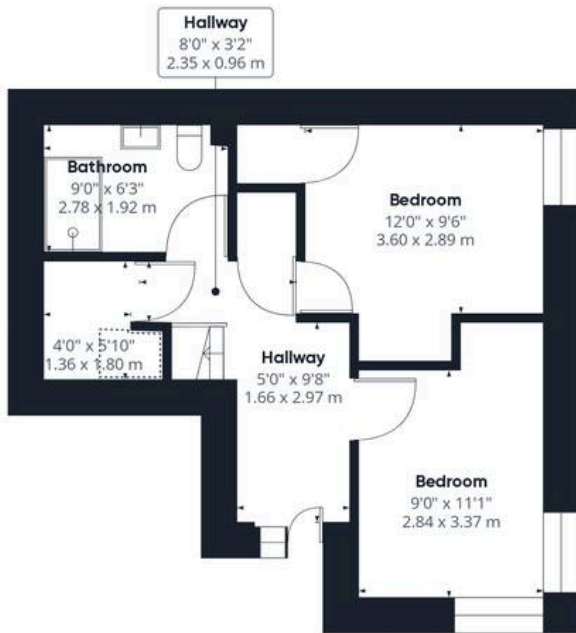
GARDEN

Communal area at the rear with space for garden furniture and to the front a paved patio seating area runs along the front and side with space for garden furniture and potted plants. The allocated parking has a gravelled area to the left which also has space for relaxing on or for potted plants.

ALLOCATED PARKING

1 Parking Space

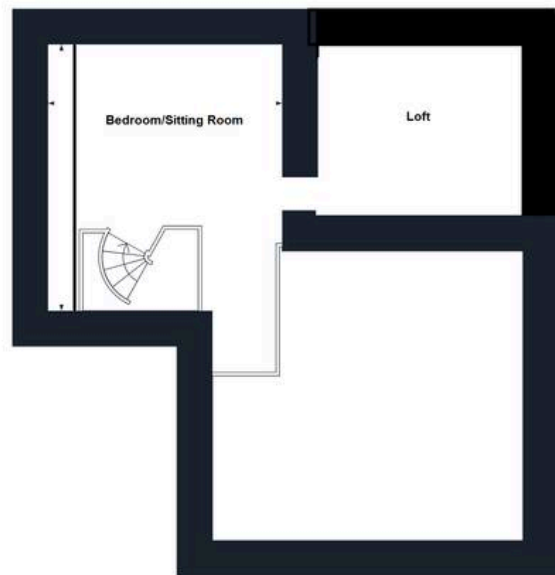




Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾

1059.06 ft²

98.39 m²

Reduced headroom

26.59 ft²

2.47 m²

(1) Excluding balconies and terraces

⌋ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



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