



9 Stockdale Farm Moor Lane, Flookburgh
£260,000



9 Stockdale Farm Moor Lane

Flookburgh

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 plants. The allocated parking area includes a gravelled space to the left, perfect for relaxing or showcasing colourful potted plants. Whether you're looking to unwind in the tranquillity of the communal grounds or simply enjoy the convenience of allocated parking, this property's outdoor spaces cater to a variety of lifestyle preferences.

- Farmhouse conversion
- Ample storage space
- Light and airy sitting room
- Double glazing
- Stunning kitchen diner
- Handy understairs utility room
- Two/three double bedrooms
- Communal grounds and patio seating area
- Family bathroom and cloakroom
- Allocated parking

EPC RATING D

SERVICES

Mains electric, mains gas, mains water, mains drainage

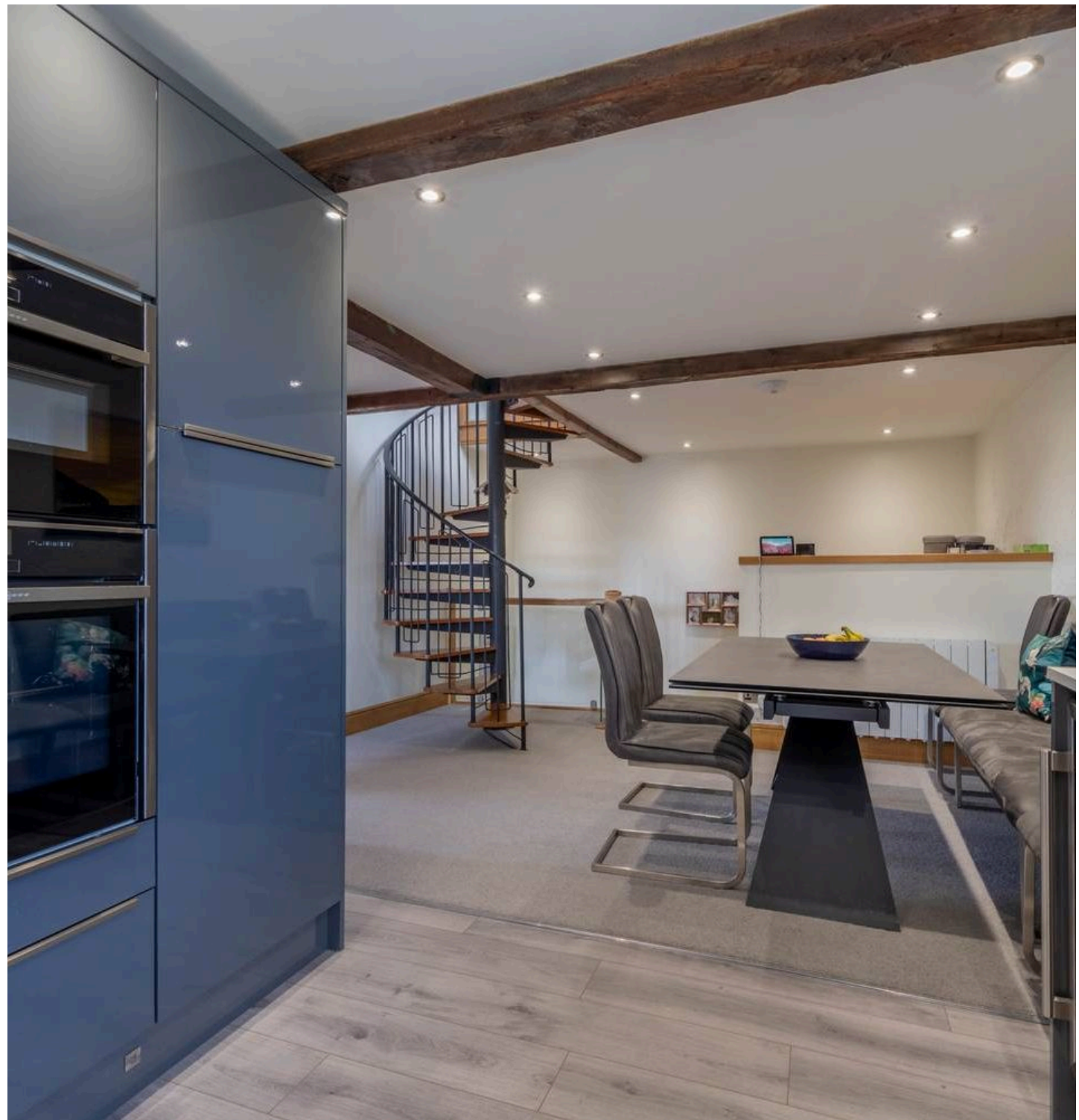
COUNCIL TAX: BAND

TENURE: LEASEHOLD

DIRECTIONS

From Grange over sands take the B5277 to Flookburgh. Upon reaching Flookburgh turn left at the square in to Moor Lane and Stockdale Farm can be found on left hand side with the entrance being immediately after the green.

WHAT3WORDS: steeped.chefs.stretcher





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)



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 memorandum being issued. This charge is non-refundable.









THW Estate Agents

Palace Buildings Main Street, Grange-Over-Sands - LA11 6AB

015395 33335 • grange@thwestestateagents.co.uk • www.thwestestateagents.co.uk

Please note that descriptions, photographs and plans are for guidance only. Services and appliances have not been tested, measurements are approximate and alterations may not have necessary consents. Contact us for property availability and important details before travelling or viewing properties. THW Estate Agents Ltd is a separate legal entity to the solicitor firm of THW Legal Ltd which has different ownership and clients of THW Estate Agents Ltd do not have the same protection as those of THW Legal Ltd.