

Market Street, Flookburgh, Cumbria, LA11 7JU

Offers in Region of £300,000



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3 Bedrooms | 2 Bathrooms | 0.49 acres

- Mid terrace character property with accommodation over 3 floors.
- Offering potential for improvement and upgrades.
- Substantial rear garden and orchard, extending to 0.49 acres, or thereabouts.
- Substantial stone barn building, ideal for potential alternative uses, subject to the necessary consents.
- Located in the village of Flookburgh in the Cartmel Peninsula.





Comprising a traditional stone-built property occupying a convenient position on Market Street, within the village of Flookburgh, this 3-bedroom property offers generous living space and potential to create additional accommodation within the attic space. The property presents an excellent opportunity for purchasers seeking a home that they can modernise and make their own. Of particular note is the substantial rear garden and orchard plot, extending to approximately 0.49 acres, or thereabouts, together with a substantial stone barn building, which is rare for its location. This offers considerable scope to enhance and add value, making the property ideal for owner-occupiers, investors or those with speculative interests.

Flookburgh is an established village on the Cartmel Peninsula, situated close to the picturesque village of Cartmel and the coastal village of Cark-in-Cartmel. The area is renowned for its attractive countryside, traditional villages and proximity to the coastline of Morecambe Bay.

The village offers a range of local amenities, with further facilities available in nearby Grange-over-Sands and surrounding towns. The wider area provides excellent opportunities for walking, cycling and exploring the Lake District National Park.

Rail services are available from Cark and Kents Bank Stations, providing access to the wider regional network, including the West Coast Mainline, with direct links to Manchester, London Euston and Glasgow.













This mid-terrace stone property provides good size accommodation throughout, and would benefit from a programme of modernisation and refurbishment to bring it in line with modern tastes and specifications. Providing purchasers with an opportunity to put their own stamp on this home and tailor it to meet individual requirements.

The ground floor provides a welcoming entrance hall leading to a principal living room, with a bay window to the front. There is a separate reception room which provides flexibility and could be used as a dining room or a snug area. The kitchen / dining space is set at the rear of the property and is ideal for everyday family use, with a range of wall and base units and integral appliances. Conveniently adjoining this is a utility room, which provides a practical space, with the benefit of a rear personnel access door. To complete the ground floor is a downstairs shower room with WC, wash hand basin and shower cubicle.

The first floor provides 3 double bedrooms, together with a house bathroom providing a bath, WC and wash hand basin. The property also benefits from a sizable attic space, offering potential for conversion to provide additional accommodation, subject to the necessary consents and building regulation approval. In addition, the property was re-roofed in October 2024.













A significant feature of the property is the substantial garden and orchard situated at the rear, which extends to 0.49 acres, or thereabouts, and is a unique find for its location. This generous plot offers considerable space for outdoor enjoyment, gardening and landscaping, which is rarely found within a village setting.

In addition, there is a yard area and substantial stone barn building, which is currently utilised for storage. The barn has two floors with the ground floor providing a double garage and workshop. The first floor provides two large rooms for additional storage. The barn provides useful ancillary accommodation and adds to the property's versatility.

Together with the added benefit of potential conversion or alternative use, subject to the necessary consents. Whilst no investigations have been made, there may also be potential for the garden area to have redevelopment potential.

17 Market Street offers a combination of a traditional property and a village setting, albeit with an exceptionally spacious plot and substantial redevelopment opportunity. Purchasers have endless options to explore it's potential.



General Remarks

Services: Mains electricity, mains gas, mains water and mains drainage available and connected.

Please note: Armitstead Barnett LLP have not tested any of the above services and purchasers should satisfy themselves as to their presence and working condition prior to exchange of contracts.

Parking: On street or at the rear for smaller vehicles.

Construction Type: The property is a traditional stone under slate roof property, the barn is also of stone under slate roof construction.

Local Authority: Westmorland and Furness Council **Council Tax:** Band D

Restrictive Covenants: None known.

Overage: An Overage is being placed on the garden land with a 25% uplift for a period of 25 years for any additional residential use.

Conservation Area: None.

Listed Building: None.

Broadband: Not connected but available locally.

Footpaths or bridleways: None.

Flooding: According to the Environment Agency website the property sits in Flood Zone 1 being very low chance of flooding from rivers, seas or surface water.

Planning Consents affecting the property: None known.

Unimplemented Planning Consents None known.

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of **Emma Hodkinson BSc (Hons) MRICS FAAV MNAEA tel: 01539 751 993.** Where possible, we ask that all potential buyers look at virtual viewings in the first instance and get a bearing as to the location and area via Google maps where the area is less familiar. Some of our vendors request only physical viewings to parties in a position to proceed. Please note that CCTV and or recording devices may be in operation at the property during viewings

Title & Tenure: Freehold with vacant possession upon completion.

Method of Sale The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers.

Easements, Wayleaves and Rights of Way: The property is sold subject to and with the benefit of all rights of way whether public, private, light support, drainage, water, electricity and other rights and obligations, easements and quasi-agreements and restrictive covenants and all existing proposed wayleaves for masts, pylons, stays, cables, drains, water, gas and other pipelines whether referred to in these particulars and stipulations or not. Please note we are aware the property has a right of way through the passageway between Number 13 and Number 15 Market Street. This is a Right of Way for all purposes at all times, with or without vehicles. We are aware that Number 15 has a Right of Way for all purposes at all times over the same area, and also crosses the rear yard area to access their garden.

What3Words: ///chariots.wink.loosens

Money Laundering Regulations Compliance: Please bear in mind, that Armitstead Barnett will require from any purchaser looking to offer on a property, details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors' contact details and 2 forms of identification. We will also undertake an electronic identity check which will leave a soft ID print, but will not affect credit rating.

Mortgage Referrals We refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would receive a referral fee, typically between £100 and £700 per successful referral , which leads to mortgage adviser earning commission from them, for recommending you to them.

Use of AI: Armitstead Barnett LLP may use artificial intelligence tools to assist in the delivery of its services. Such tools are used only to support the work of our surveyors and do not replace professional judgement.

Disclosure of personal interest: Prospective purchasers should be aware that an employee of Armitstead Barnett is related to the vendor of this property.

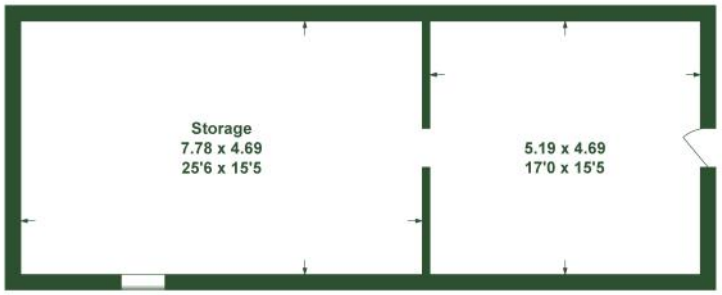
AML checks: Buyers who have had an offer accepted in principle, will need to complete an Anti-Money Laundering (AML) and Identity Verification check, this is a legal requirement. We use a specialist third party to conduct these checks. Individuals purchasing a property have checks conducted directly by Coadjute and a non-refundable fee of £45.00 plus VAT per purchaser will be payable. This fee cannot be refunded even if the property purchase does not go ahead. We will be notified once the checks have been completed, if successful the Memorandum of Sale will then be sent to solicitors.

PHOTOS TAKEN OCTOBER 2026

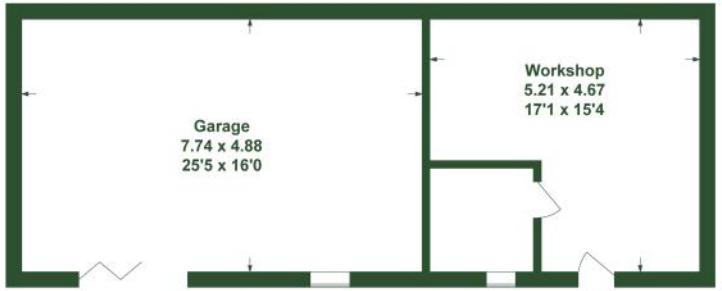


Approximate Gross Internal Area : 159.65 sq m / 1718 sq ft
Garage Floor Area: 127.85 sq m / 1376 sq ft
Total : 287.50 sq m / 3094 sq ft

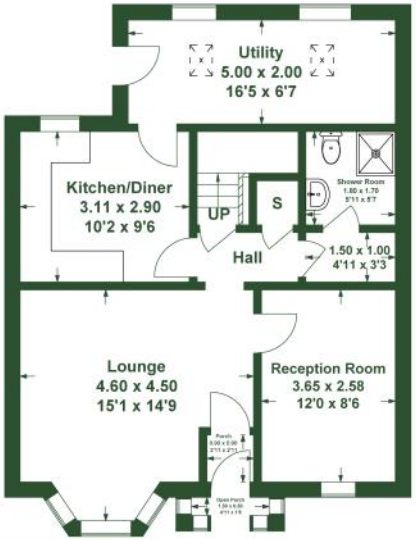
This floorplan is for illustrative purposes only, it is not drawn to scale.
Any measurements/ floor areas (including any total floor area)
and orientation are approximate.
Produced by Lens-Media



Garage First Floor



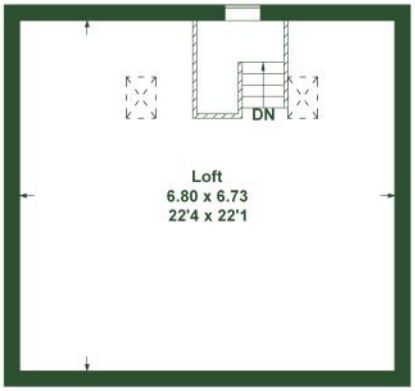
Garage Ground Floor



Ground Floor



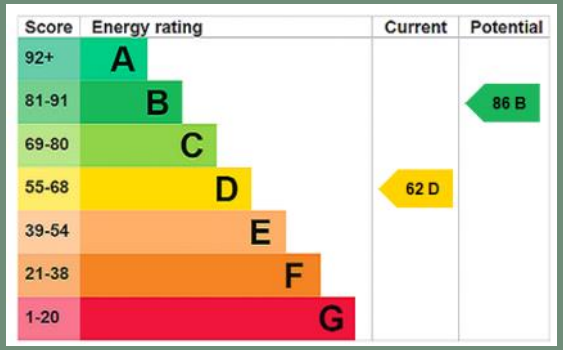
First Floor



Second Floor

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01. All descriptions, plans, dimensions, references to conditions or suitability for use and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser or tenant should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as the correctness of them. 02. Any electrical or other appliances at the property have not been tested nor have the drains, heating plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract. 03. No person in the employment of Armitstead Barnett LLP has any authority to make any representations or warranty whatsoever in relation to this property. 04. These particulars are produced in good faith and set out to the general outline only for the guidance of intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or Contracts nor any part thereof. 05. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing Lease or Tenancy document or Agreement as to the term, rent, rent deposit, conditions and or covenants (if any) affecting the property. 06. All correspondence (whether marked or not) and all discussions with Armitstead Barnett LLP and or their employees regarding the property referred to in these particulars are subject to contract.





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