



Wetlands and The Studio, Fieldhead Avenue
Flookburgh

Asking Price £450,000

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A versatile bungalow with three bedrooms, two bathrooms and an attached self contained studio with one bedroom. Recently renovated and beautifully presented offering well proportioned accommodation and/or a fabulous business opportunity. With delightful gardens and substantial parking.







WETLANDS AND THE STUDIO

A deceptively spacious detached bungalow and attached self contained studio pleasantly situated on an attractive cul-de-sac within the village of Flookburgh village where the amenities include shops, a public house, church, post office and village hall.

The property is convenient for Cartmel village where the local amenities include the famous 12th Century Priory, iconic Cartmel racecourse, two Michelin starred restaurants, L'Enclume and Rogan & Co. and Grange Fell Golf Club, and also for Grange-over-Sands where shops, cafes, a post office, butchers, the promenade and the railway station with trains to Manchester.

The location is within easy reach of the market town of Kendal, the Lake District National Park and links to the M6.

The beautifully presented accommodation briefly comprises for Wetlands, an entrance hall with ample storage, sitting room with woodburning stove, dining kitchen, three double bedrooms, bathroom, shower room and utility room.

Wetlands benefits from double glazing and gas central heating throughout. The Studio offers open plan kitchen, dining and living space leading to a sleeping area and a bathroom. The studio benefits from double glazing and gas underfloor heating throughout.

This versatile property offers potential for accommodating an elderly relative or teenage family member and equally would make an ideal holiday let.

Wetlands and The Studio is offered for sale with no upper chain.

The impressive surrounding gardens and substantial parking can easily be used separately if required.

WETLANDS

ENTRANCE HALL

10' 7" max x 7' 3" max (3.24m x 2.22m)

Double glazed French doors, radiator.

SITTING ROOM

19' 11" max x 15' 3" max (6.08m x 4.66m)

Double glazed French doors with adjacent double glazed window, two radiators, woodburning stove to feature fireplace, painted beams, recessed spotlights.

DINING KITCHEN

18' 4" max x 14' 2" max (5.60m x 4.34m)

Double glazed French doors, double glazed window, two radiators, excellent range of base and wall units, stainless steel sink, built in oven, electric hob with glass splashback and extractor hood over, integrated dishwasher.

UTILITY ROOM

10' 10" x 6' 4" (3.32m x 1.95m)

Double glazed door, double glazed window, heated towel radiator, Belfast sink, good range of base and wall units, fitted worktop, space for fridge and freezer, plumbing for washing machine, gas central heating boiler, access to loft with drop down ladder.

BEDROOM

14' 6" x 7' 11" (4.44m x 2.43m)

Double glazed French doors, double glazed window, radiator.

INNER HALL

20' 6" x 2' 11" (6.26m x 0.90m)

Built in airing cupboard housing radiator.

BEDROOM

12' 11" x 10' 11" (3.95m x 3.33m)

Double glazed French doors with adjacent double glazed window, radiator.





BEDROOM

12' 11" max x 10' 3" max (3.95m x 3.13m)

Double glazed window, radiator.

BATHROOM

8' 11" max x 6' 9" max (2.74m x 2.08m)

Double glazed window, heated towel radiator, three piece suite in white comprises W.C. with concealed cistern, wash hand basin to vanity and P-shaped bath with electric shower over, recessed spotlights, extractor fan, shaver point, tiling to walls and floor.

SHOWER ROOM

7' 10" x 6' 9" (2.41m x 2.08m)

Double glazed window, heated towel radiator, three piece suite in white comprises W.C. with concealed cistern, wash hand basin to vanity and fully tiled walk in shower with thermostatic shower fitment, recessed spotlights, extractor fan, shaver point, tiling to walls and floor.

THE STUDIO

KITCHEN, DINING AND LIVING SPACE

14' 4" max x 13' 10" max (4.38m x 4.22m)

Double glazed door and window to kitchen, excellent range of base and wall units, built in oven, electric hob with glass splashback and extractor hood over, integrated dishwasher, space for fridge freezer, cupboard housing gas central heating boiler, double glazed French door with adjacent window to living and dining space, freestanding woodburning stove with feature tiled hearth and back panel, tiled flooring.

SLEEPING SPACE

14' 2" max x 14' 0" max (4.33m x 4.29m)

Double glazed French door with adjacent window, bedside wall lights, tiled flooring, loft access.

BATHROOM

8' 9" max x 5' 7" max (2.69m x 1.72m)

Double glazed window, heated towel radiator, three piece suite in white comprises W.C. with concealed cistern, wash hand basin to vanity and P-shaped bath with thermostatic shower over, recessed spotlights, extractor fan, shaver point, fitted mirror with lighting, tiling to walls and floor.

OUTSIDE

Complimenting the property are beautiful, well maintained gardens and grounds which include a generous lawn, three patio seating areas, an enclosed terrace with a fountain feature, a variety of established trees and shrubs and substantial driveway parking.

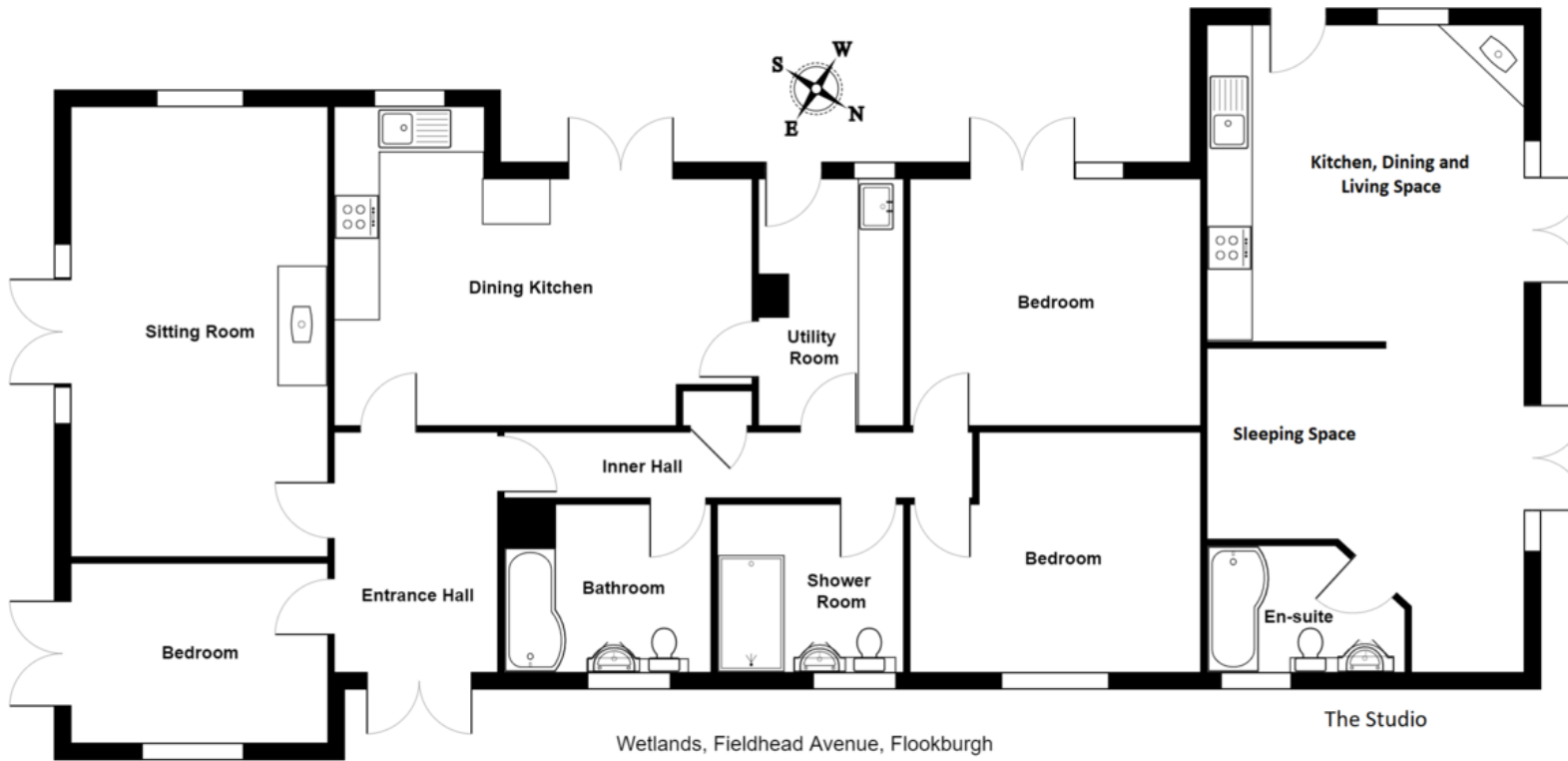
SERVICES

Mains electricity, mains gas, mains water, mains drainage.

COUNCIL TAX BANDING

Currently Band E as per the Valuation Office website.





Wetlands, Fieldhead Avenue, Flookburgh

Total Area: 149.9 m² ... 1614 ft²

For illustrative purposes only - not to scale. The position and size of features are approximate only.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

DIRECTIONS

From the Grange take the B5277 to Flookburgh. Upon entering the village turn left into Moor Lane and continue to turn left into Moor Lane and continue to turn right into Moorside and merge on to Fieldhead Place. Proceed to turn right into Fieldhead Avenue to find Wetlands and The Studio being the first property on the left with ample parking at the front and side.

WHAT3WORDS:

constrain.comic.guard

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