



Low Merebeck House

Kirkby-In-Furness, LA17 7TT

Offers In The Region Of £750,000



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A rare opportunity to acquire a stunning, renovated 1500s farmhouse with established income potential, set in a truly idyllic and unspoilt position within the Lake District. Low Merebeck House enjoys a fabulous elevated setting with breathtaking views across the Duddon Estuary and surrounding fells.

The beautifully appointed main residence combines character and comfort, benefitting from oil-fired central heating via a Stanley Range and double glazing throughout. The property offers generous and versatile living space, perfectly suited to a spacious family home or multi-generational living.

In addition, the property includes a fully self-contained one-bedroom cottage, currently operating as a highly successful holiday let with excellent Airbnb ratings, providing a consistent and proven income stream.

Externally, the property is equally impressive. A substantial detached barn/garage offers exciting scope for further development (subject to the necessary planning permissions), while sizeable, well-maintained gardens and a generous paddock provide privacy, space, and flexibility for a variety of uses, including equestrian or recreational purposes. A ride-on mower and a range of gardening equipment are also included, ensuring ease of maintenance.

Step through the front door where traditional slate flooring immediately sets the tone for this beautifully updated home.

The kitchen is a true highlight, blending country charm with modern functionality. Recently refitted to a high standard, it features elegant Onyx white worktops, a large central island with additional shelving, and a classic double Belfast sink. A Stanley oil-fired range takes pride of place, providing cooking, hot water, and heating to the radiators, alongside a NEFF induction hob and NEFF oven for added convenience. Further enhancements include a Quooker hot tap, integrated AEG dishwasher, water filtration system for the private spring supply, and a double-door dresser. Twin-aspect windows fill the space with natural light, while a stable door adds both character and practicality. A radiator ensures comfort year-round.

Both the main house and cottage have been thoughtfully modernised to a high specification, with upgraded heating systems and quality fixtures throughout.

Off the kitchen lies a well-appointed utility room, designed with both practicality and style in mind. It is fitted with oak worktops and includes a Haier washer dryer and Haier fridge freezer. The space is completed with a radiator, creating a functional extension of the main living area.

The snug is both elegant and inviting, centred around a striking black cast-iron multi-fuel stove set within a stone and slate inglenook fireplace. Wooden flooring, beamed ceilings, and natural-toned décor create a timeless, calming atmosphere — a perfect retreat during the winter months.

Upstairs, the property offers three well-proportioned bedrooms, all tastefully decorated and enjoying elevated views across the surrounding landscape. The luxurious family bathroom features high-end fittings and a stylish design, ideal for relaxation and comfort.

Outside, a detached barn with twin front doors offers excellent potential — whether for conversion, storage, or creative use (subject to planning). The grounds extend to include two paddocks and an established orchard and fruit garden, yielding apples, plums, and raspberries, adding real lifestyle appeal for those seeking space, privacy, or the opportunity for smallholding or equestrian use.

A rare and valuable addition is the attached one-bedroom cottage, currently operating as a successful holiday let. Tastefully finished and fully self-contained, it comprises a cosy lounge, modern kitchen, bright bedroom, and a stylish shower room — ideal for ongoing income generation, visiting guests, or extended family accommodation.

Originally constructed in 1500's, the property retains its quintessential Lake District character, seamlessly blending period charm with modern comforts. Occupying an enviable position, Low Merebeck House benefits from immediate access to a scenic coastal path leading to a nearby beach, as well as a direct route to a local public house — offering the perfect balance of tranquillity, natural beauty, and community living.

This property may also benefit from Rural Grants and Allowances (RGA) eligibility (if applicable), further enhancing its appeal as a flexible lifestyle or investment opportunity.

Snug

18'0" x 11'9" (5.50 x 3.60)

Kitchen

17'8" x 14'9" (5.40 x 4.50)

Utility Room

9'10" x 7'2" (3.00 x 2.20)

Inner Hall

extends to 8'10" (extends to 2.70)

First Floor Landing

extends to 27'10" (extends to 8.50)

Bedroom One

14'5" x 10'5" (4.40 x 3.20)

Bedroom Two

11'9" x 8'10" (3.60 x 2.70)

Bedroom Three

8'10" x 11'5" (2.70 x 3.50)

Bathroom

8'2" x 8'10" (2.50 x 2.70)

Barn

20'0" x 18'0" (6.10 x 5.50)

Lazy Days Cottage

Lounge/Diner

19'8" x 9'10" (6.00 x 3.00)

Kitchen

8'6" x 5'6" (2.60 x 1.70)

Bedroom

13'1" x 7'10" (3.99 x 2.40)

Bathroom

10'7" x 6'0" (3.25 x 1.85)

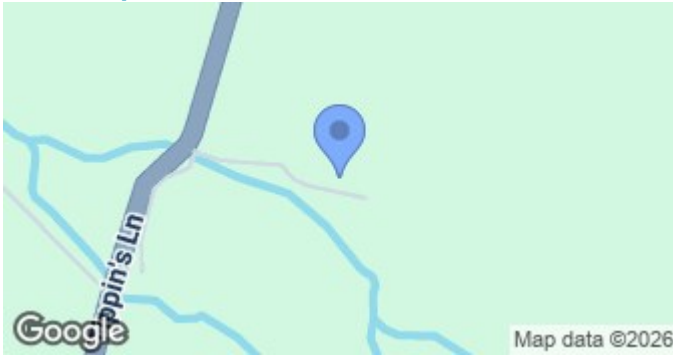


- Stunning Family Home
- Oil Central Heating & Double Glazing
 - Detached Barn
- Ample Off Road Parking
- Council Tax Band - D

- Views Towards the Duddon Estuary
- Successful 1 Bed Holiday Cottage
- Mature Gardens, Orchard, Veg Garden and Paddocks
 - Exciting, Rare Opportunity



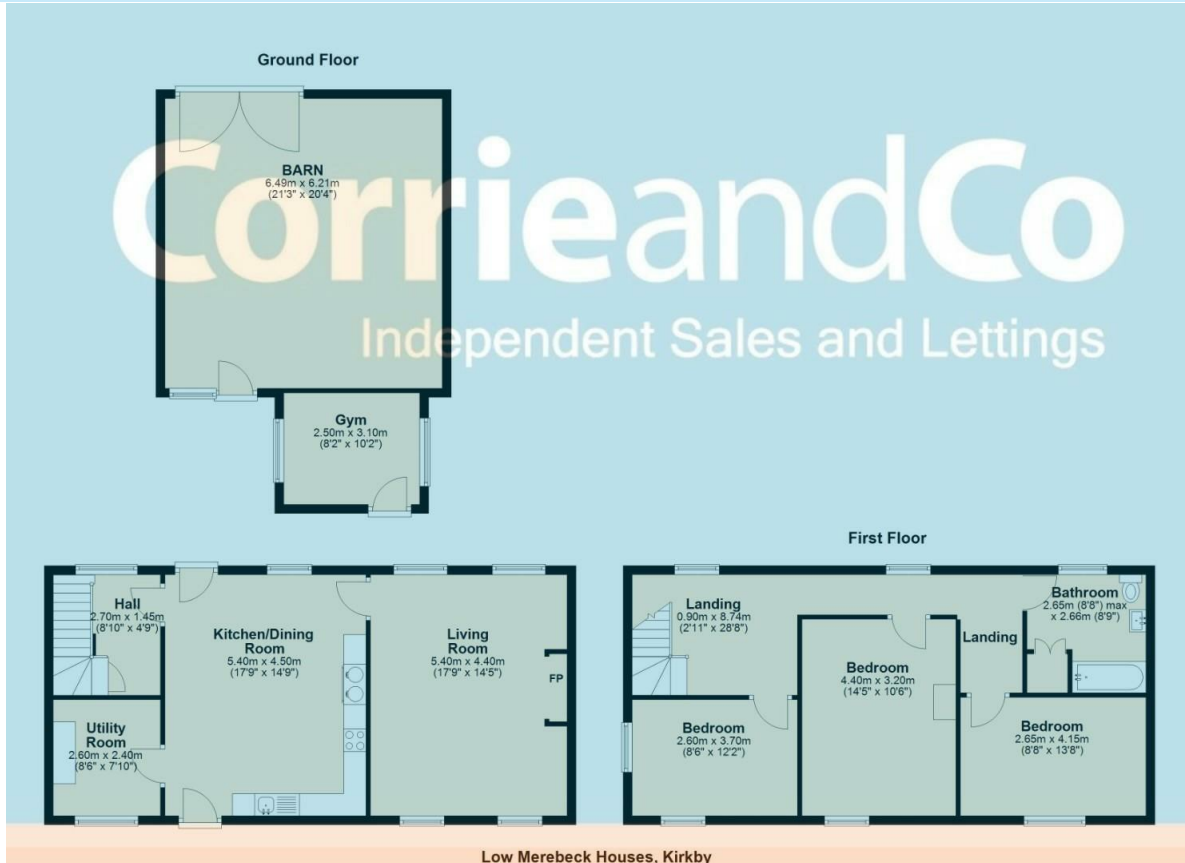
Road Map



Terrain Map



Floor Plan



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