CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



Low Merebeck House .

Kirkby-In-Furness, LA17 7TT

Offers In The Region Of £750,000

4 | 2 | 2 | E





14 King Street, Ulverston, Cumbria, LA12 7DZ | 01229 525333 | info@corrieandco.co.uk

Low Merebeck House .

Kirkby-In-Furness, LA17 7TT

Offers In The Region Of £750,000







A rare opportunity to acquire a stunning, renovated 1500s farmhouse sat within 1.35 acres 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.
A notable feature of Low Merebeck House is its private spring-fed water supply, enhanced by a modern filtration system, supporting a more sustainable and self-sufficient lifestyle.
Offering an exceptional combination of character, income potential, and breathtaking surroundings, this is a truly versatile home and lifestyle investment.

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
- Part Exchange Considered
- Views Towards the Duddon Estuary
- Successful 1 Bed Holiday Cottage
- Mature Gardens, Orchard, Veg Garden and Paddocks
- Exciting, Rare Opportunity
- Council Tax Band - D









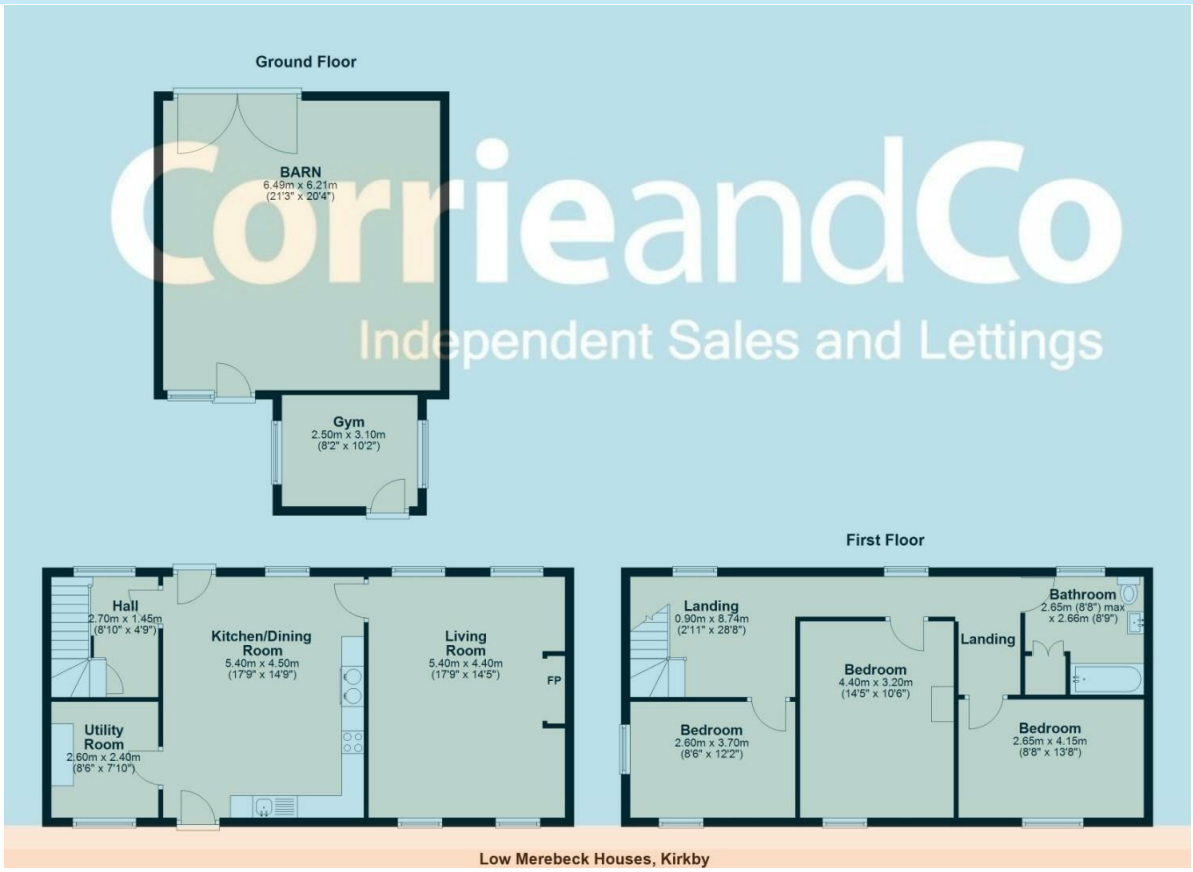
Road Map



Terrain Map



Floor Plan



CorrieandCo
Independent Sales and Lettings

We are local, family run business who are wholly independent which means we can recommend services to most suit your needs. Our aim is to provide quality advice and expertise at all times, so you can make an informed decision whether buying or selling.

Estate agents are required by law to check a buyers /sellers identity to prevent Money Laundering and fraud. You do have to produce documents to prove your identity or address and information on your source of funds. Checking this information is a legal requirement to help safeguard your transaction, and failing to provide ID could cause delays.
Corrie and Co, outsource these checks to speed up the process. The company does charge for such checks, please ask for more information and guidance on associated costs.

To ensure your move is stress free, we can help with Mortgage advice. We work alongside local Solicitors, offering competitive conveyancing services. Ask for further information.

