



Low Merebeck House

Kirkby-In-Furness, LA17 7TT

Offers In The Region Of £820,000



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A rare opportunity to purchase this stunning, renovated 1500's Farmhouse with letting business, enjoying a fabulous position with breathtaking views over the Duddon Estuary. The property benefits from oil-fired central heating, using a Stanley Range and double glazing throughout. In addition to the main residence, the property includes a successful attached one-bedroom holiday cottage, also beautifully renovated—ideal for generating income or offering private space for guests or extended family. Externally, you'll find a detached barn with great potential, as well as sizeable, well-maintained gardens offering privacy, space, and spectacular outlooks. This versatile home is perfect for multi-generational living, a spacious family residence, or a lifestyle investment opportunity. Properties of this calibre, with such views and flexibility, are rarely available—early viewing is highly recommended.

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

The kitchen is a true highlight, combining country charm with modern functionality. Farrow and Ball Painted wall units are perfectly complemented by oak block work surfaces, while twin-aspect windows bathe the space in natural light. A Stanley oil-fired range sits proudly as a centrepiece, accompanied by a Neff induction hob and oven for contemporary convenience. The slate floor continues through into the utility room. With wooden Flooring in the Sun, ensuring a cohesive and practical layout.

Off the kitchen lies a thoughtfully designed utility room, fitted with cream cabinetry and oak worktops. It features exposed beams, a charming window seat, plumbing for a washing machine, Fridge Freezer, and the same beautiful slate flooring.

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 delight in the those winter months.

Upstairs, the property offers three well-proportioned bedrooms, all tastefully decorated and enjoying elevated views. The luxurious family bathroom features high-end fittings and a stylish design—perfect for indulgent relaxation.

Outdoor Features & Additional Accommodation

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, adding real lifestyle value 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 self-contained, it comprises a cosy lounge, modern kitchen, bright bedroom, and a stylish shower room—perfect for ongoing income generation, visiting guests, or extended family accommodation.

This property also benefits 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)

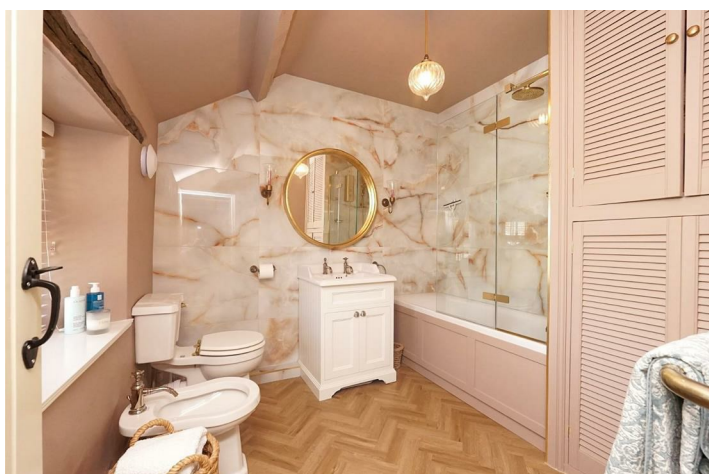
Bathroom

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

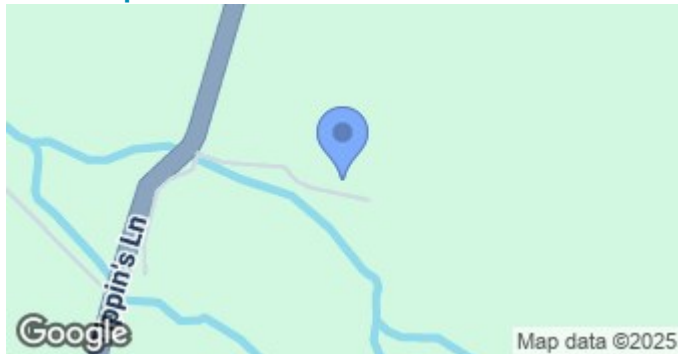


- Stunning Family Home
- Oil Central Heating & Double Glazing
 - Detached Barn
- Ample Off Road Parking
- Council Tax Band - D

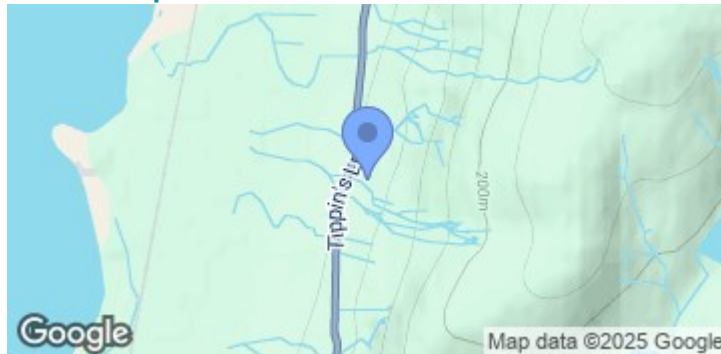
- Views Towards the Duddon Estuary
- Successful 1 Bed Holiday Cottage
- Mature Gardens, Orchard, Veg Garden and Paddocks
 - Exciting, Rare Opportunity



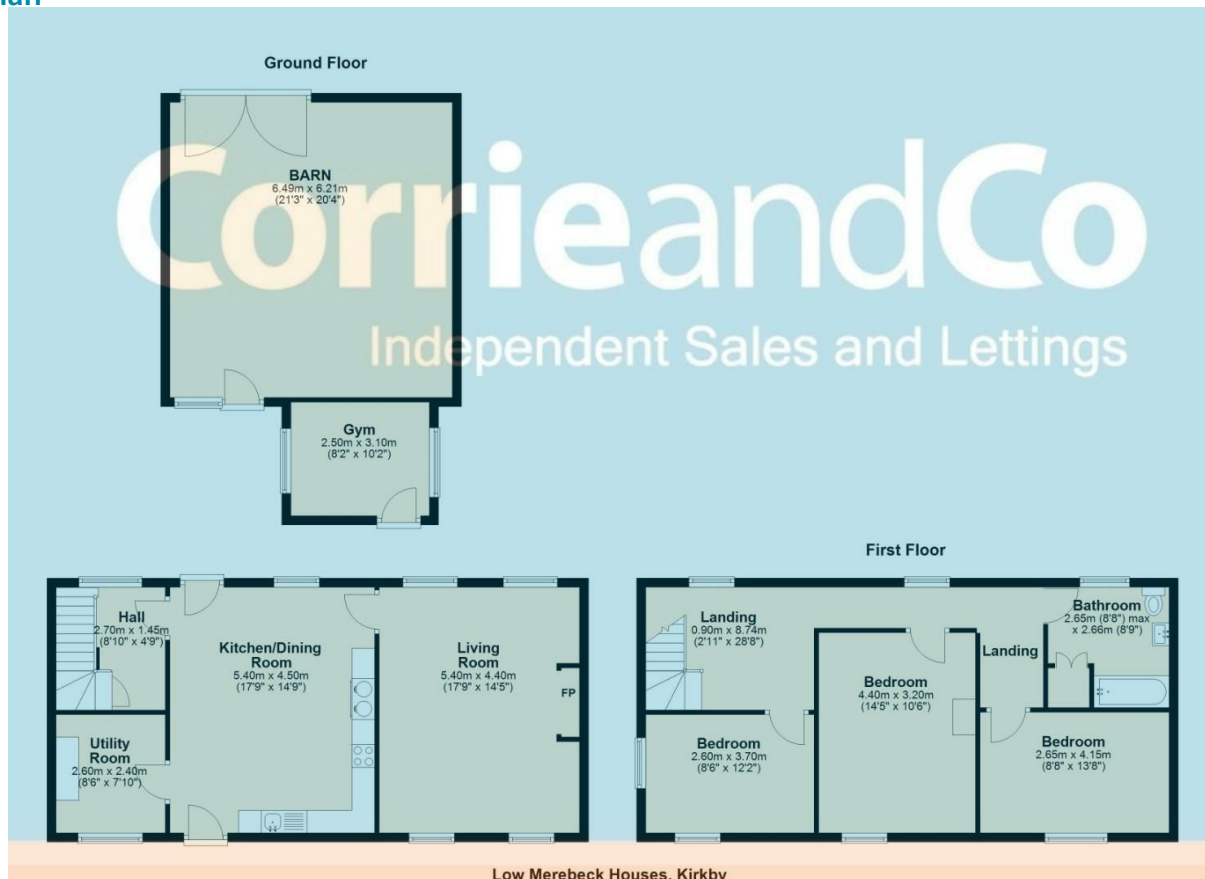
Road Map



Terrain Map



Floor Plan



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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.

