

HACKNEY & LEIGH

Soutergate

Starting Bid £155,000

Soutergate House, Soutergate, Kirkby-in-Furness, LA17 7TN

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £155,000

Set in the peaceful village of Soutergate, this handsome four/five-bedroom semi-detached period home is a rare opportunity for buyers seeking a rewarding project. Brimming with charm and original features, the property offers generous proportions, unique character, and enormous scope to add value through modernisation and thoughtful improvements.

This is a superb project for those with vision. Whether you're looking to create a beautiful family home or a standout character property in a sought-after village, Soutergate House offers a blank canvas and a unique opportunity to buy well and add real value.

4	1	3	F	*Off road parking*

Quick Overview

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Immediate 'exchange of contracts' available

Original Features and Exposed Beams

Being sold via 'Secure Sale'

Three bedrooms, kitchen Diner & Conservatory

Four/Five Bedrooms

Family Bathroom

Large Garden and Outbuilding

Off Road Parking

Property Reference: ULV1012



Garden Two



Entrance Hall



Reception One



Reception One Access

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Step inside through the tiled entrance hall and you're immediately met with a sense of history, from exposed beams to stained glass windows and flagstone floors. The layout includes two cosy reception rooms, both with fireplaces, plus a separate dining room complete with its own bar, making it ideal for entertaining. The kitchen diner provides a practical space with access to a rear hallway that leads into a conservatory and garden.

Upstairs, you'll find four well-proportioned bedrooms, each rich in character, wide beam floorboards, fireplaces, and charming details throughout. The period-style bathroom stands out with original wooden cabinetry and plenty of space to enhance and reimagine.

Outside, the home continues to impress with a good-sized rear garden featuring a mature tree as its centrepiece, a stone outhouse offering useful storage or workshop potential, and a yard space with double gated access. The generous plot size adds further scope for landscaping or future development, subject to the necessary consents.

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Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer';

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.
In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.
Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

Request a Viewing Online or Call

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.
These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments
In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee up to 6% inc VAT (subject to a minimum which could be up to £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

Location Tucked away in the peaceful village of Soutergate, this property enjoys a delightful semi-rural setting within the Furness Peninsula, just a short drive from the edge of the Lake District National Park. Surrounded by open countryside and rolling fells, it's an ideal spot for those seeking a quieter pace of life, with easy access to walking routes, nature trails, and local beauty spots.

From the A595 off Tippins Lane, turn left into Soutergate.
Continue along the main road as it winds through the village.
When you reach the crossroads in the centre, turn right.
Soutergate House is immediately on your left, easily recognised by its green box sash windows and distinctive porch.

What3Words: https://w3w.co/broccoli.removals.irrigate
(once renovated subject to specification). For further information and our terms and conditions please contact the Office..


Reception Two


Reception Three


Fireplace


Kitchen

Accommodation (with approximate measurements)

Entrance Hall 6' 1" x 12' 8" (1.85m x 3.86m)
Reception One 13' 4" x 10' 5" (4.06m x 3.18m)
Reception Two 12' 9" x 14' 0" (3.89m x 4.27m)
Reception Three 11' 2" x 12' 7" (3.4m x 3.84m)
Hallway 11' 9" x 5' 9" (3.58m x 1.75m)
Conservatory 4' 3" x 7' 3" (1.3m x 2.21m)
Kitchen Diner 16' 2" x 9' 11" (4.93m x 3.02m)
Upper Floor
Bedroom One 13' 0" x 13' 11" (3.96m x 4.24m)
Bedroom Two 11' 7" x 12' 4" (3.53m x 3.76m)
Bedroom Three 12' 8" x 11' 0" (3.86m x 3.35m)
Bedroom Four 12' 2" x 10' 0" (3.71m x 3.05m)
Study 10' 4" x 7' 3" (3.15m x 2.21m)
Material information Windows are all box sash wooden windows

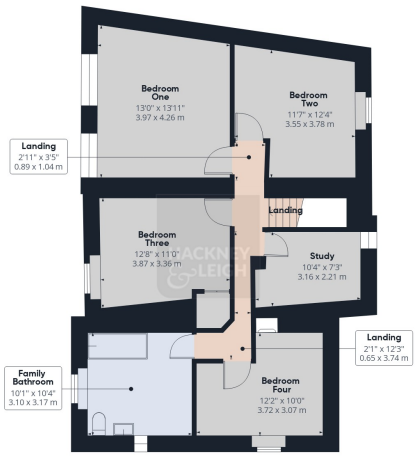
Services Mains gas, water and electricity and solid fuel wood burner and open fire
Council Tax Council Tax Band D Westmorland and Furness Council.
Energy Performtance Certificate (EPC) The full Energy Performance Certificate is available on our website and also at any of our offices.

Tenure Freehold (Vacant possession upon completion).
Viewings Strictly by appointment with Hackney & Leigh.
Rental Potential If you were to purchase this property for residential lettings we estimate it has the potential to achieve between £1,200 – £1,350 per calendar month

Anti money laundering (AML) Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £60.00 (inc. VAT) per individual or £50.00 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £150 (incl. vat).



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area(1)
1732 ft²
161 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by https://checker.ofcom.org.uk/en-gb/broadband-coverage on 13/08/2026.

Request a Viewing Online or Call