



Beanthwaite

Starting Bid £200,000

Maple Cottage , Beanthwaite, Kirkby-in-Furness, Cumbria, LA17 7XT

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £200,000

Situated in the picturesque Hamlet of Beanthwaite, Maple Cottage dating back to the 16th Century offers a delightful blend of rustic charm and modern convenience and fabulous views of the fells and surrounding countryside. This cosy cottage blends traditional features with modern comforts, making it ideal as a full-time residence or idyllic second home and within easy reach of local amenities and rail links.

A rare opportunity in the unspoilt Western Lakes yet within easy reach of local amenities and rail links.

Quick Overview

- Being sold via 'Secure Sale'
- Immediate 'exchange of contracts' available
- 3 Storey Cottage in Rural Setting
- Hamlet Location with Stunning Views
- Living Room with Original Feature Fireplace
- Impressive size Kitchen Diner
- Two Good Size Bedrooms
- South Facing Rear Garden/Patio
- Large Garage/Workshop
- Superfast Broadband Available



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Superfast
Broadband



Off Road
Parking

Property Reference: U1002



Living Room



Original Open Fireplace



Kitchen Diner from Dining Area



Kitchen Diner

As you step through the front door you are greeted by a spacious living room that just exudes character! The room's focal point is a stunning Original stone feature open fireplace with slate hearth perfect for cosy evenings boasting original exposed beams and floorboards adding to its unique appeal. Adjacent to the living room within the hallway is a good size storage cupboard and to the rear of the hallway is the Study, a versatile space which is presently used as a home office. The Study leads to the rear door giving access to the garden area offering a handy space for coats and muddy boots after returning from the many local walks that are on the doorstep.

Located on the ground floor of the property accessed from the living room is the heart of the home, the Kitchen Diner which is a delightful space with original exposed beams, original stone walls, slate effect floor tiles, range cooker, light oak effect bespoke wall and base cabinets providing ample storage and a generous size dining area making it an ideal room for family gatherings. Within this room is an external door which gives access to the front of the property and enclosed garden/patio area.

From the hallway the stairs give access to the second floor where bedrooms one and two are located plus the main bathroom. Bedroom One is a Double Bedroom accessed via a wooden latch door offering original feature wood beams and wood flooring and a range of fitted wardrobes with fabulous views over the fells. Bedroom Two accessed by a wooden latch door is smaller double bedroom offering original feature wood beams and wood flooring again with fabulous views over the fells. The Bathroom accessed by a wooden latch door is of good proportion and comprises of shower, wash basin, WC and bidet toilet again with original exposed wooden beams which is a fabulous feature to all rooms in the property.

Externally on approaching the property there is a driveway leading to a fabulous size garage/workshop offering an outdoor versatile space. The external of the property also offers several areas to enjoy the stunning views of the surrounding countryside and fells, to the front of the property is a lovely enclosed garden area with lawn and a range of mature shrubs and plants, to the side there is a further enclosed patio where the properties mature Maple Tree is located. From this area steps lead you up to the impressive size south facing rear garden and patio area which includes garden shed, large greenhouse with views across the surrounding countryside and fells. From this area are steps down to one of the many footpaths for walks this fabulous location has to offer. Maple Cottage offers a serene escape in the heart of the countryside and is more than just a home; it's a lifestyle.

Location Beanthwaite is located in the county of Cumbria. It is situated in the northern part of the Lake District three miles south-east of the town of Broughton in Furness and is a small village surrounded by beautiful countryside.

To reach the property from Greenodd, follow the road in the direction of Broughton in Furness on the A5092, follow the road to Spark Bridge then rear off to the left towards Wood Gate and Gawthwaite. Staying on the A5902 follow the road which leads to Beanthwaite in Kirkby in Furness, as you drop down the hill just before the Yellow House on the road side Maple Cottage is located on the left hand side

What3words - <https://what3words.com/limits.suffice.loser>

Accommodation (with approximate measurements)

Kitchen Diner 21' 1" x 11' 3" (6.43m x 3.43m)

First Floor

Hallway

Storage Cupboard 2' 6" x 7' 10" (0.76m x 2.39m)

Study 8' 8" x 6' 5" (2.64m x 1.96m)

Living Room 21' 3" x 11' 3" (6.48m x 3.43m)

Stairs and Landing

Second Floor

Bedroom One 11' 4" x 11' 4" (3.45m x 3.45m)

Bedroom Two 8' 1" x 11' 5" (2.46m x 3.48m)

Bathroom 9' 11" x 6' 5" (3.02m x 1.96m)

Garage/Workshop 14' 9" x 22' 3" (4.5m x 6.78m)

Greenhouse 4' 11" x 6' 3" (1.5m x 1.91m)

Services: Mains electricity, Oil heating, private water supply by well and Septic tank which is shared with Brookside Cottage

Council Tax Band D - Westmorland and Furness Council

Tenure Freehold (Vacant possession upon completion).

Material Information Double glazed windows in property except the bathroom which is a single glazed frosted pane

Viewings Strictly by appointment with Hackney & Leigh.

Energy Performance Certificate The full Energy Performance Certificate is available on our website and also at any of our offices.

Anti Money Laundering Regulations (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 £42.67 (inc. VAT) per individual or £36.19 (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 £120 (incl. vat).

The property is being sold via a transparent online auction.

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.

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.

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.



Study



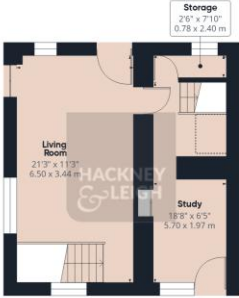
Landing Area



Bedroom One



Bedroom Two

 <p>Floor 0 Building 1</p>	 <p>Floor 1 Building 1</p>	
 <p>Floor 2 Building 1</p>	 <p>Floor 0 Building 2</p>	<p>Approximate total area^m</p> <p>1351 ft² 125.6 m²</p> <p>Reduced headroom</p> <p>36 ft² 3.4 m²</p>
 <p>Floor 0 Building 3</p>		<p>(1) Excluding balconies and terraces</p> <p>Reduced headroom Below 5 ft/1.5 m</p> <p>Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.</p> <p>GIRAFFE360</p>

A thought from the owners...From the moment myself & husband first stepped into this early 16th Century Cottage in the Hamlet of Beanthwaite it was love at first sight & still to this day of almost 25 years later the love for Maple Cottage still remains, Every turn you make is filled with history , warmth & enjoyment from the early morning bird chorus & watching the newly born lambs leaping, to the winter majestic views of the snow capped mountains surrounding the area, My favourite places in the Cottage are the large family Kitchen where many family meals have been enjoyed also the south facing rear garden which is a beautiful sun trap to sit & enjoy the beautiful views, plus the cosy night's spent in front of the coal/log fire. It will be a sad day to leave this historic property behind but circumstances needs must & I hope the new buyers will love this property as much as we have for many years to follow.

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 17/06/2025.