



Nr. Kendal

£765,000

Meadowcroft Guest House , Ings, Nr. Kendal, Cumbria, LA8 9PY

A fine detached Lakeland Guest House occupying a prominent main road location on the A591, being a long established business with excellent turnover and profits.

The property has 10 lettings bedrooms, owners 1 bedroom flat plus 1 further family/staff bedrooms, gardens and adequate parking, this is an opportunity to run your own successful business in the English Lake District. There is scope to increase business by utilising some currently unused rooms for extra letting and also making more use of digital marketing.

Anti-Money Laundering Regulations: 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. individuals VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all 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).



12



12



2



B



Standard
Broadband



Ample
Parking

Quick Overview

A successful business in the English Lake District.

Detached guest house with 10 letting bedrooms

Prominent location

Good owners accommodation

In good decorative order

Rear patio area

For sale as a going concern

Views of surrounding fields and fells

Ample parking

Standard Broadband

Property Reference: W6203



Second Living Room



Letting Bedroom 7



En-suite



Family Room

Location: Occupying a main road location at Ings on the A591 Kendal-Windermere road, being the main route into the Lake District.

Meadowcroft is in the small hamlet of Ings, adjoining the petrol service station and Ings church with the village hall and the well renowned Watermill Inn nearby.

Situated within 2 miles of Windermere with pleasant open outlook over the road to open fields.

Property Overview: Welcome to Meadowcroft Guest House, a delightful retreat in the picturesque village of Ings, right in the heart of the stunning Lake District. This charming property offers a unique opportunity to own a thriving guest house business, perfectly positioned to capture the essence of the English countryside.

Originally built in the 1930's with roughcast elevations under a slated roof in the traditional Lakeland manner, Meadowcroft was substantially extended in 1986 and refurbished with 10 en suite bedrooms created together with the fine dining room and commercial kitchen etc. Now offered in good order with fantastic owners accommodation, gas central heating, dual hot water system and in clean decorative order throughout.

As you approach Meadowcroft, the property has off road parking, ensuring convenience for both guests and owners alike.

Step inside, and you'll be greeted by a warm and inviting atmosphere. The guest house features a range of beautifully appointed rooms, each thoughtfully designed to provide comfort and relaxation. Guests can enjoy dining in the light and airy dining room, providing space for a maximum of 24 covers. Double arched windows providing views to open countryside with fireplace between, inset gas wood burner. with its charming décor it offers a delightful space for guests to enjoy a hearty breakfast before embarking on their Lake District adventures. The well-equipped kitchen ensures that catering for guests is a seamless experience, with appliances of double Lineat gas oven and 6 ring gas hob and a further Turbofan electric oven, Pantheon fry plate, microwave and dishwasher. off the kitchen you will find a stock room/boiler room which also houses 2 Worcester gas central heating boilers and a door leads to the main guest corridor. Also off the kitchen is a utility (also used as office space by the current owners) and this supplies extra storage space and houses a refrigeration unit to enable this to become a cold room should you require.

The private living quarters provide a comfortable haven for the owners having a living room which has double doors which open onto the dining room and is dual aspect and has a log effect gas fire on an attractive slate hearth, the bedroom has handy built in wardrobes and a separate shower room comprising of WC, inset washbasin and vanity unit, shower and heated towel rail. A corridor leads from this area to the kitchen which has further handy built in cupboards and has its own access to outside and a store which is used for the owner/staff accommodation and also houses the control panels for the septic tank. On the ground floor you can also find the entrance porch which is light and airy, large entrance hall and 2 bedrooms both with en-suite and bedroom 2 having been designed for wheelchair access and has other disabled facilities.



Owners Living Room



Dining Room



Kitchen



Letting Bedroom 1



Letting Bedroom 2



Bedroom 3

On the first floor there is a guest lounge which could be utilised as a further letting room, bathroom with bath and shower over, WC, pedestal washbasin and WC, this bathroom can be used by owner/staff and family or even guests, depending what you choose to use the guest lounge as. Six more letting bedrooms all with en-suite can be found on this floor.

On the second floor there are 2 letting bedroom with en-suite and a family room for owners guests and a further room which could be made into an en-suite giving another letting bedroom. A separate WC and washbasin are also in this floor.

Outside there is a parking area to the front and side of Meadowcroft, lawned forecourt garden with shrubs, enclosed bin area. Large 3 roomed UPVC store to the rear of Meadowcroft, providing excellent storage or for kennelling for dogs, workshop etc.

Meadowcroft Guest House is ideally located, with easy access to popular destinations such as Windermere and Ambleside. The surrounding area offers a wealth of outdoor activities, from hiking and cycling to water sports on Lake Windermere. Guests can also explore the local pubs and eateries, experiencing the warm hospitality of the Lake District.

Whether you're looking to continue the successful guest house business or seeking a tranquil family home with income potential, Meadowcroft Guest House offers an exceptional opportunity. Embrace the charm of Ings and make this enchanting property your own.

Accommodation: (with approximate measurements)

Reception Entrance Porch

Inner Hallway

Dining Room 27' 8" x 12' 0" (8.43m x 3.66m) plus 12' 3" x 10' 5" (3.73m x 3.18m)

Owners Private Living Room 16' 3" x 12' 10" (4.95m x 3.91m)

Owners Private Bedroom 10' 11" x 9' 10" including wardrobe (3.33m x 3m)

Rear Hall

Rear Porch

Well Fitted Commercial Kitchen 21' 3" max x 14' 0" max (6.48m x 4.27m)

Office Area 8' 6" x 8' 0" (2.59m x 2.44m)

Walk-in Cold Room

Separate WC

Boiler Room

Letting Bedroom 1 15' 7" x 13' 2" inc. en-suite (4.75m x 4.01m)

Letting Bedroom 2 24' 0" x 11' 10" inc. en-suite (7.32m x 3.61m)

Return staircase from the Entrance Hall leads to First Floor

Wide Landing

Family Bedroom 3 12' 4" x 11' 10" plus en-suite (3.76m x 3.61m)

Double Bedroom 4 13' 9" x 12' 3" plus en-suite (4.19m x 3.73m)

Double Bedroom 5 12' 1" x 9' 4" plus en-suite (3.68m x 2.84m)

Guest Lounge 12' 3" x 8' 11" (3.73m x 2.72m)

Double Bedroom 7 12' 1" x 9' 4" plus en-suite (3.68m x 2.84m)

Double Bedroom 8 13' 2" x 11' 5" plus en-suite (4.01m x 3.48m)

Double Bedroom 9 11' 10" x 11' 7" plus en-suite (3.61m x 3.53m)

Staircase to Second Floor

Landing

Separate WC

Family Bedroom 10 16' 6" x 11' 6" (5.03m x 3.51m)

Private Bedroom 11 12' 0" x 9' 6" plus walk in wardrobe (3.66m



Letting Bedroom 5



Letting Bedroom 8



Bedroom 5



Owners Bedroom

x 2.9m) 10' 5" x 6' 0" (3.18m x 1.83m)

Double Bedroom 12 16' 4" x 12' 4" inc wardrobe (4.98m x 3.76m)

Outbuildings:

Store 12' 8" x 3' 11" (3.86m x 1.19m)

Store 12' 4" x 8' 2" (3.76m x 2.49m)

Store 8' 3" x 6' 3" (2.51m x 1.91m)

Services: Mains water, electricity and gas. New private water treatment plant installed in 2021 drainage nearby. Gas central heating installed, the property is partially double glazed.

Tenure: Freehold (Vacant possession upon completion).

Business Rates: Westmorland and Furness Council - Rateable value of £13,250 with the amount payable in the order of £6,492.50 for 2024/25. Small business rates may be applicable.

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

Viewings: Strictly by appointment with Hackney & Leigh.

What3Words: //nicely.hero.pointer

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Parking

Request a Viewing Online or Call 015394 44461

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Viewings available 7 days a week
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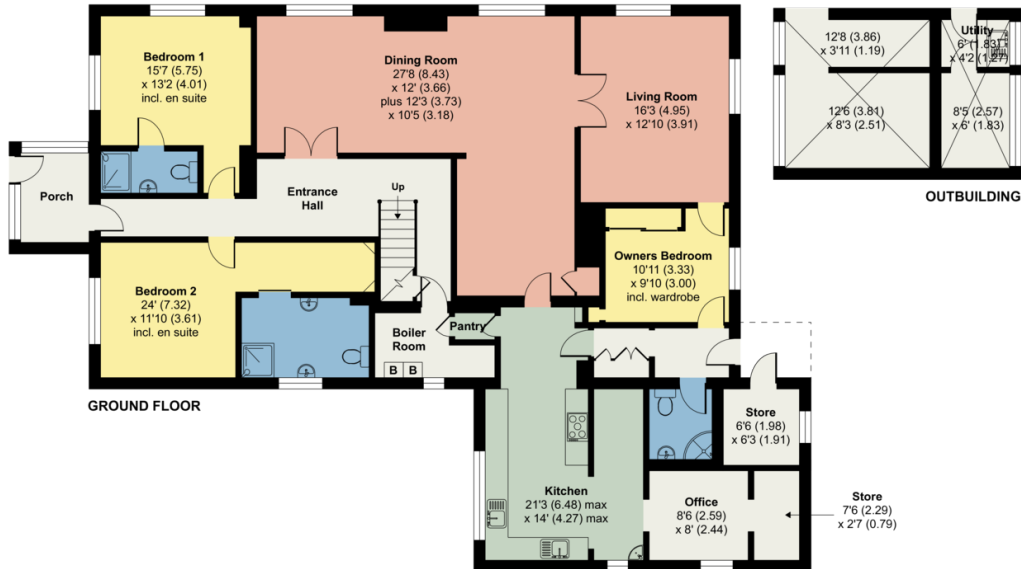
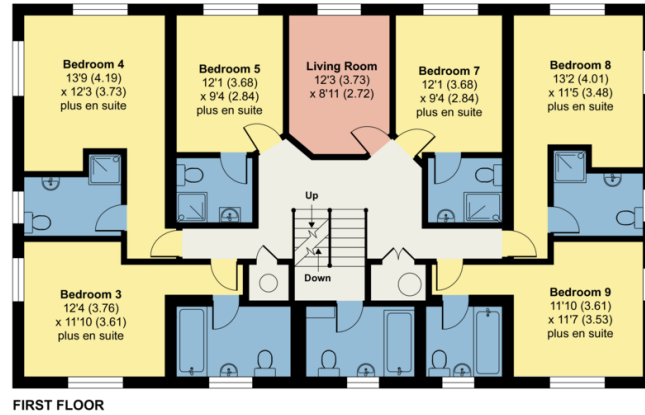
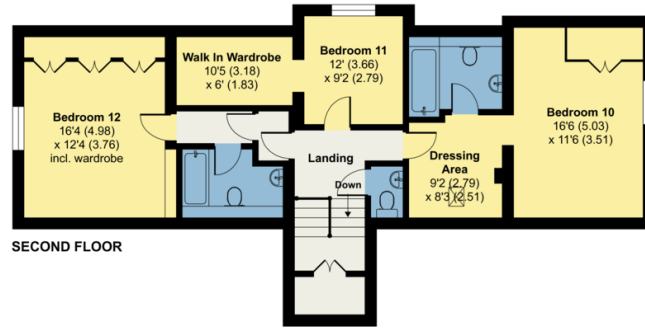
Meadowcroft Guest House, Ings, LA8

Approximate Area = 4825 sq ft / 448.2 sq m (excludes store)

Outbuilding = 257 sq ft / 23.8 sq m

Total = 5082 sq ft / 472.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hackney & Leigh. REF: 1258292

A thought from the owners...Meadowcroft has been a wonderful family business not only hosting an array of national and international guests many returning to us, but has also provided a fabulous space in which to entertain family and friends.

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 21/03/2025.

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