

Ringhouse Cottages

Woodland, Broughton in Furness, LA20 6DG

Colliers



- Long established self-catering cottage holiday business in a stunning Lake District location
- 4 superb self-catering cottages appointed to a high standard
- Over 600 5 Star Airbnb reviews
- Wonderful, spacious and characterful 3 bedroom owners' house
- £74,593 T/O on relaxed trading

**Offers around
£1,795,000 - Freehold**

Viewing is strictly by appointment
through Colliers

Haydn Spedding
Hotels Agency
07881 914867
haydn.spedding@colliers.com

colliers.com/uk/hotels

Ringhouse Cottages, Broughton in Furness



Ringhouse Cottages lies amid the unspoilt rolling countryside of the Woodland Valley in a delightful setting in the heart of the Lake District National Park, between Coniston and Broughton in Furness. Set amid approximately 3 acres of gardens and grounds, the original farmstead was built in the 1600s, but ceased being used as a farm in 1968. Much work was undertaken in 1992 to convert the Bank Barn and Farm Buildings to form separate self-catering holiday cottages with characterful owners' house. This new lease of life for Ringhouse has formed not only a lovely house, but a good income stream and allowed many happy visitors to enjoy the wonderful countryside of the edge of the Lake District National Park.

Ringhouse Cottages lies in a delightful swathe of rolling countryside between Broughton in Furness and Coniston. An oft-forgotten corner of the Lake District, this area provides a charm and tranquillity often missed in central Lakeland. To the north and east rise the Woodland Fells with the Coniston Fells and Lake Coniston beyond. Broughton in Furness is the nearest village at about four miles away while Coniston Village and Lake Windermere are beyond. This makes Ringhouse Cottages an ideal base to explore the southwestern lakes and fells.



Ringhouse Holiday Cottages was acquired in 2000 by the present owners, who saw much potential in this property in such a tranquil location. They set about reconfiguring the accommodation to provide themselves with a spacious house, West Barn, and three holiday letting cottages. With a view to ease of management, they have recently let West Barn on an Assured Shorthold Tenancy, but there is much potential additional income to bring this back into holiday use, when it comes vacant later this year. Additionally, further en suite facilities have been added and a particularly large workshop and garage as well as upgrading all of the cottages to a very high standard has been completed. Having enjoyed their many years at Ringhouse, the owners are looking to retire to live locally.

The Property

Ringhouse Cottages are built around a central courtyard with West Barn, Stable Croft and Fell View built of local stone and under a slate roof with accommodation on three floors. On the other side of the courtyard are Latter Rigg and Ring House, which are of rendered, two storey construction and under a slate roof.

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West Barn



West Barn

Self-Catering Holiday Accommodation

West Barn – 4 Bedrooms - Currently let on an Assured Shorthold Tenancy

Entrance hall with slate floor. Lovely farmhouse living kitchen, again with slate floor, modern range of oak-fronted kitchen units and Aga with four oven and three hot plates. Breakfast area with beamed ceiling. Scullery, with slate floor and modern oak units. Large store. Hallway with central heating boiler and cupboard. Toilet with hand basin and slate floor. Superb feature landing with “Bank Barn Window” currently used as a wonderful office. Feature lounge with French windows to a flagged patio and garden. Fireplace with log burning stove. Master bedroom with beamed ceiling and en suite shower room. Further double bedroom with en suite bathroom with separate shower. Double and single bedrooms. Attic entrance. House bathroom with four-piece suite including separate shower.

Stable Croft – Sleeps 2

Lovely, cosy lounge with feature fireplace. Dining kitchen with a delightful range of modern fitted units. Double bedroom. Bathroom with over bath shower and linen cupboard.

Fell View – Sleeps 4

Lounge with charming views over the garden. Under stairs store. Dining kitchen with a range of modern kitchen units. Twin bedroom with beamed ceiling and en suite bathroom. Double bedroom with en suite shower room.

Latter Rigg – Sleeps 4

Feature hallway. Kitchen with a modern range of fitted units. Delightful lounge with twin aspect. Landing with store cupboard. Double bedroom with en suite bathroom. Twin bedroom and shower room.

Ring House – Owners’ Accommodation

The owners have the benefit of a superb and large cottage which fronts the main courtyard and comprises of porch and hallway with slate floors.

Sitting room with beamed ceiling and original slate fireplace. Delightful lounge used also as office and family room with beamed ceiling as well as alcoves and cloaks cupboard. The original fireplace has a wood burning stove. This room also has a separate entrance with a porch. A slate floor washroom with toilet leads off this room.

The U-shaped kitchen with slate floor and underfloor heating. Features beamed ceiling and is part paneled. Range of bespoke oak kitchen units with slate worktops, four oven Aga with twin hobs and hot plate. Large French Windows open up onto patio. There is a separate dining area. Utility room with a range of modern fitted units. Under stairs store and cupboard. Side hallway. Master bedroom with beamed ceiling and fitted wardrobe as well as an en suite and part-paneled shower room. Two further double bedrooms and house bathroom with four-piece suite including shower. Linen cupboard on large landing. Boarded out loft for storage with ladder. Private separate gardens with summer house, greenhouse, and Garage/store.

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Ring House – Owners' Accommodation



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Outside

Ringhouse Cottages are reached by a driveway to a central courtyard with plenty of parking. Mature gardens and grounds, attractively laid out with well-tended borders, beds and lawns. Laundry room, wood store and garden store. Included in the barn block is an office with internet connection. Garage, large workshop/engine shed (approx. 35' x 20'), ideal for anyone with classic cars or other hobbies. Total area approximately 3 acres.

Services

Westmorland and Furness Council at Kendal (01539) 733333.

Electricity – mains and substantial back-up generator.

Water – private supply with treatment plant.

Drainage – private drainage to a septic tank.

Central heating – oil-fired.

Website

www.ringhouse.co.uk

Trade

Certified accounts from the owners' Chartered Accountants show total revenue of £74,593 for the year ended 31 March 2023.

Full accounts are available following a viewing.

Please note that these figures were achieved with three holiday cottages – Stable Croft, Fell View and Latter Rigg. West Barn was let during this period on an Assured Shorthold Tenancy at a preferential rent of £850 pcm and this income is included in these accounts.

This also includes a rental figure for Ring House of £10,200.

Price

Offers around £1,795,000 are invited for the freehold complete with goodwill and trade contents, according to inventory but excluding personal items. Stock at valuation.

Finance

Colliers is able to assist prospective purchasers by introducing sources of finance if required. Whilst we do not charge the buyer for this service, we may receive an introductory commission from the lender or broker involved.

Identity Checks

In order to comply with anti-money laundering legislation, the successful purchaser will be required to provide certain identification documents. The required documents will be confirmed to and requested from the successful purchaser at the relevant time.

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To View

All appointments to view MUST be made through the vendors' agents who are acting with sole selling rights.

Directions

Leave the M6 Motorway at junction 36 and follow the A590 signs to Barrow. Turn right at Greenodd on to the A5092. After 4.5 miles, turn right – signed “Woodlands 3 miles”. Ringhouse Cottages is signed on the left just before the church.

For further information, contact:



Haydn Spedding

T: 07881 914867

E: haydn.spedding@colliers.com

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