

**Ings, Kendal, Cumbria, LA8 9PY**

**£795,000**

Exciting & rare opportunity: Superb 4 bed lifestyle home with land and business/income opportunities. Commanding position on a 1.25 acre, south facing, hillside plot. Stunning Lake District views. The current owners run a holiday accommodation and camping business, utilising the shepherd's hut, hillside camping pitches and versatile guest suite.

There may also be scope (STPP) to alter the format/income – eg additional pods/huts and fewer camping pitches if preferable. Alternatively, the land and gardens could simply provide the most enjoyable grounds, nature areas, paddock or home-grown fruit and veg areas. NO ONWARDS CHAIN



**SPECIALISTS IN PERIOD, INDIVIDUAL & RURAL PROPERTIES**



## GENERAL DESCRIPTION

Dales & Shires Estate Agents are very pleased to offer for sale this superbly located and beautifully presented Lake District residence. A very versatile lifestyle home with land and opportunities for additional income, currently with a shepherd's hut, campsite and guest suite. Occupying a commanding hillside position, with stunning views and an exceptional multitude of indoor & outdoor lifestyle features and facilities. Features include: stylish & quality fixtures, abundant natural light, tasteful decoration, panelled doors, double glazing, central heating, solar panels and plentiful parking. We anticipate this exceptional property will appeal to a variety of discerning buyers and we advise an early viewing to appreciate the views, space, grounds, location, value, quality and lifestyle/income opportunity.

## PROPERTY SUMMARY

The spacious and light accommodation offers versatile options, including as a spacious family home, multi-generational living, or even a small B&B (subject to any required planning). There is extensive living space, four bedrooms and three bathrooms. The impressive and versatile ground floor master suite can also be accessed independently, opening up opportunities as guest/extended family accommodation. Externally there are beautifully kept gardens, a large area of cultivated/woodland hillside with camping pitches, extensive parking, triple garage, workshop, outside shower/WC, seating areas, a first floor balcony and a large, South facing, raised sun deck.

## LOCATION

Ings village is situated in this highly desirable and picturesque area of The Lake District National Park World Heritage Site, very close to Windermere and Kendal. This is an ideal location for access into the beautiful surrounding countryside, fells & lakes of the Lake District and the nearby Yorkshire Dales and Eden Valley. The Cumbrian & Lancashire coast is also easily accessible, making this an ideal home and perennial holiday destination. The area offers excellent walks, bridle paths, cycle routes and stunning vistas. The village has well regarded facilities including a convenience shop, coffee shop, petrol station, pub and cafe. Kendal, Windermere, Staveley and other nearby villages provide plentiful local amenities, including restaurants, country pubs, independent breweries, shops, supermarkets, highly regarded schools, leisure facilities and tourist attractions. Excellent local and national transport links make this area a popular choice with commuters and holiday makers (M6, A65 & Direct trains to London Euston).

## DIRECTIONS

Sat Nav location: LA8 9PY.

## ADDITIONAL INCOME/LIFESTYLE OPPORTUNITIES:

The current owners operate an established, highly rated and multi award winning holiday accommodation business (at a 'lifestyle level' - below its full capacity/potential). There is therefore a superb opportunity for any new owner to continue / diversify this, to generate a valuable additional income stream. The luxury 1 bed master/guest suite is currently advertised via AirBnB and the very impressive shepherd's hut and characterful hillside campsite are advertised on PitchUp (all with excellent ratings and guest feedback). There may also be scope (STPP) to alter the format/income - eg additional pods/huts and fewer camping pitches - depending on a future owner's preferences.

## GROUND FLOOR

A large entrance porch/vestibule with inner glazed door to:

### Reception Hall 12' 5" x 10' 2" (3.78m x 3.10m)

Spacious central hallway with staircase to the first floor, downstairs WC and internal access to the master/guest suite.

### Lounge 19' 11" x 13' 10" (6.07m x 4.21m)

Large and light main reception room with impressive picture window providing excellent views and abundant natural light. Contemporary LPG stove focal point. Open plan into:

### Dining Room 10' 9" x 10' 7" (3.27m x 3.22m)

Ample formal dining space with sliding doors to the sun-deck. Inner door to:

### Conservatory 14' 6" x 9' 0" (4.42m x 2.74m)

Further comfortable living space with superb views and sliding doors to the sun-deck.

### Breakfast Kitchen 15' 10" x 12' 6" (4.82m x 3.81m)

The stylish kitchen is well equipped with plentiful units, integrated appliances and central breakfast island with granite work surfaces. Door to the boot room / boiler room with additional rear access.

## MASTER / GUEST SUITE

Providing flexible opportunities, having access from within the main house, as well as its own private external entrance. In addition, the suite also has private use of a generous raised seating area/sun-terrace.

### Master Bedroom (1) 12' 6" x 12' 5" (3.81m x 3.78m) min.

A large bedroom area with fitted drawers and dressing table. Side and rear windows. Door to:

### En-Suite 8' 3" x 7' 5" (2.51m x 2.26m) max L shaped.

Stylish and modern shower suite.

### Master Lounge 15' 10" x 11' 1" (4.82m x 3.38m) inc wardrobes.



Space for seating and dining, along with a fitted work surface and potential to install a kitchenette. Sliding doors to the sun deck. A range of full height wardrobes along one wall provides vast storage.

FIRST FLOOR

Central landing with plentiful deep eaves storage cupboards.

**Bedroom 2 & Balcony** 14' 6" x 12' 5" (4.42m x 3.78m) plus eaves and balcony.  
Spacious double bedroom with eaves wardrobes & cupboards, rear hillside views and double glazed door to the side balcony. This modern, glazed balcony enjoys a sunny aspect and outstanding elevated views towards the Old Man of Coniston.

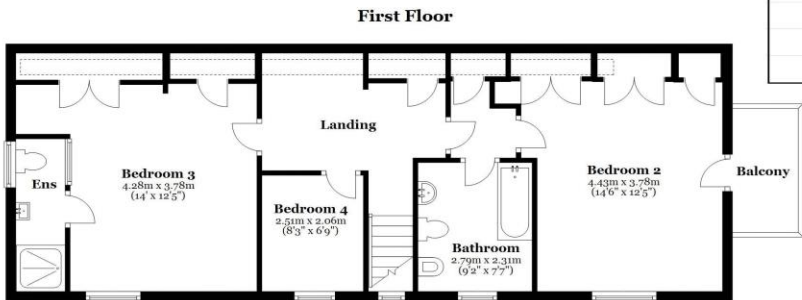
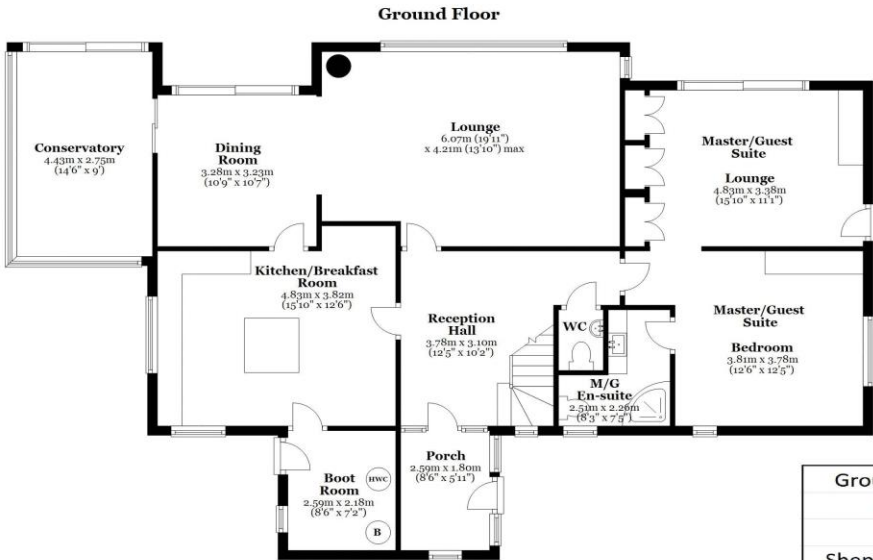
**Bathroom** 9' 2" x 7' 7" (2.79m x 2.31m)  
Generously sized bathroom with fitted four piece bathroom suite and rear window. (The double door arrangement on the landing allows this bathroom to also be used as an en-suite to bedroom 2).

**Bedroom 3 & En-Suite** 14' 0" x 12' 5" (4.26m x 3.78m) plus eaves and en-suite.  
Spacious double bedroom with eaves wardrobes & cupboards. Superb views over the rear hillside. Modern en-suite shower room with beautiful views.

**Bedroom 4 / Office** 8' 3" x 6' 9" (2.51m x 2.06m)  
Single bedroom / office with rear window.

OUTSIDE

The spectacular outside space of this fine home totals approximately 1.25 acres, and includes an array of outbuildings, landscaped gardens, a cultivated hillside, sweeping private driveway and plentiful parking. There is a detached triple garage, garden machinery shelter, a campers'/gardener's shower & toilet block, shepherd's hut and a large workshop under the sun-deck. The formal landscaped gardens are beautifully tended and surround the property. The large, raised, South facing sun-deck is ideal for sitting out and entertaining. Behind the main house, the cultivated and landscaped hillside campsite offers breath-taking views, as well as further lifestyle, self sufficiency, animal or horticultural options. There is a mixture of established native, deciduous and Christmas trees, providing immense charm, character, shelter and wildlife havens.



Ground Floor: 1421 sqft
First Floor: 794 sqft
Garages: 527 sqft
Shepherd's Hut: 184 sqft
Undercroft: 250 sqft
Toilet Block: 49 sqft
<b>TOTAL: 3,225 sqft</b>





#### **SHEPHERD'S HUT 18' 0" x 10' 1" (5.48m x 3.07m)**

A surprisingly spacious and well-equipped shepherds hut with bedroom/seating space, basic cooking/tea/coffee facilities and a feature mini wood burning stove (in addition to the modern electric heating). En-suite shower room with electric shower.

#### **TRIPLE GARAGES 28' 3" x 18' 7" (8.60m x 5.66m)**

Comprising a large double garage (18'10" wide), plus a good sized single garage (which has been partitioned to provide useful office/workshop/store areas). Both garages benefit from electric remote controlled roller doors.

#### **UNDER CROFT GARDEN STORE / WORKSHOP 19' 10" x 12' 8" (6.04m x 3.86m) plus raised store areas.**

A useful additional space with power and light. Ideal as a workshop and garden machinery store.

#### **CAMPER / GARDENER WASH BLOCK 7' 3" x 6' 9" (2.21m x 2.06m)**

Includes a shower area with electric shower, toilet, basin and hand dryer.

#### **GARDEN / FIELD SHELTER 11' 8" x 9' 6" (3.55m x 2.89m)**

A useful open structure for storage of machinery or garden supplies.

#### **AGENT'S NOTES**

Private septic tank, mains water, electricity and gas.

#### **PROPERTY TO SELL?**

We sell successfully for clients throughout Yorkshire & surrounding areas.

We are specialists in handling Period, Individual and Rural properties throughout the region. To find out how we can successfully sell your property for the best possible price contact us to arrange a free, no obligation Market Appraisal.

Our sales fees are competitive. We have no hidden catches, NO long contract tie-ins and NO setting up or withdrawal fees,

Call us or visit [www.dalesandshires.com](http://www.dalesandshires.com) for full details.

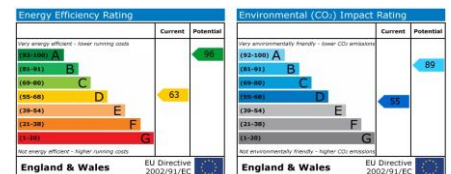
#### **Viewing / Offer Process:**

All viewing requests, offers or negotiations must be made directly to Dales & Shires.

**Tenure: Freehold.**

**Council Tax Band: F.**

These details were prepared / amended on: 25/03/2025



#### **AGENT'S STANDARD DISCLAIMER**

1. These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact' and they do not form part of any contract. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information, particularly if contemplating travelling some distance to view the property.
2. Any areas, measurements, floor plans or distances referred to may be approximated, are given as a guide only and are not always precise. Floorplans should not be relied upon as accurate or a true representation of the size, shape or function of a room / property.
3. Some wide angle photography may be used to allow enhanced & comprehensive presentation. This can cause distortion to images & perspectives. We advise a personal inspection.
4. Photos, floorplans & images are the copyright & property of Dales & Shires Ltd. and may not be reproduced or used in any way by anybody else without our expressed permission.
5. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Purchasers must satisfy themselves by inspection, survey, specialist report or otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars.
6. No representative of Dales & Shires has any authority to make or give any representation or warranty in relation to this property or these particulars, nor enter into any contract relating to the property on behalf of the vendor.

**Phone:** 01423 20 60 60

**E-Mail:** [sales@dalesandshires.com](mailto:sales@dalesandshires.com)

**Web:** [www.dalesandshires.com](http://www.dalesandshires.com)

**Office:** Windsor House, Cornwall Road, Harrogate, HG1 1LE

