



## Nr. Kendal

**£540,000**

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

Being sold via Secure Sale online bidding. Terms & Conditions apply.  
Starting Bid £540,000.

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

### 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



1



1



2



B



Standard  
Broadband



Ample Parking

Property Reference: W6203



Owners Living Room



Dining Room



Kitchen



Second Living Room

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.

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.

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.

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.

**Auctioneers Comments:** 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.

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



Letting Bedroom 7



En-suite



Family Room



Letting Bedroom 1



Letting Bedroom 2



Bedroom 3

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.

#### 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 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)

#### Property Information:

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.



Letting Bedroom 5



Letting Bedroom 8



Bedroom 5



Owners Bedroom

**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

**Notes:** \*Checked on <https://www.openreach.com/> 14th March 2025 - not verified.

**Mobile Coverage:** EE & O2.

**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 (incl. 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).



Parking

Request a Viewing Online or Call 015394 44461

## Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team  
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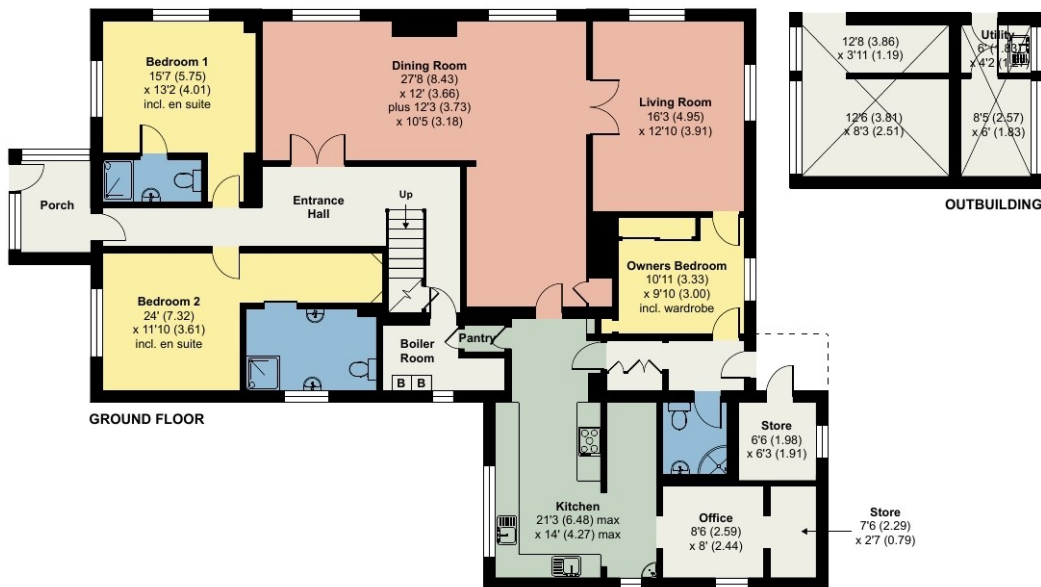
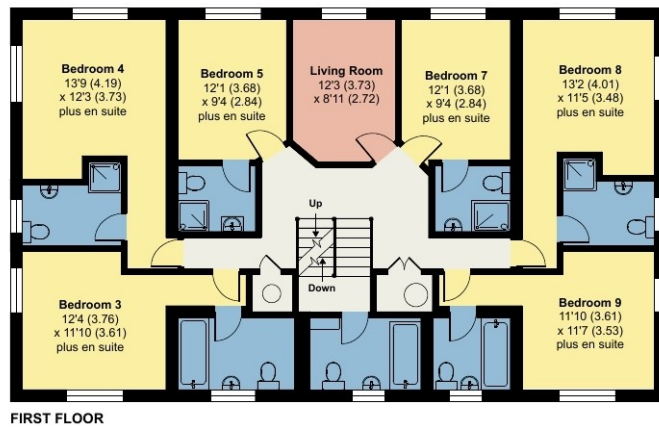
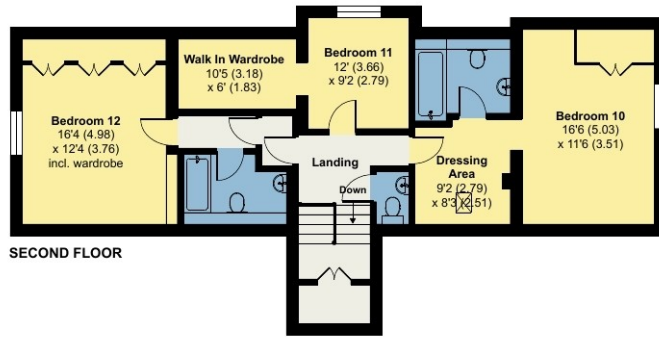
# Meadowcroft Guest House, Ings, LA8

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). © nitchecom 2025. Produced for Hackney & Leigh. REF: 1258292

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