Hotel in LA8

Ings, Kendal, Cumbria, LA8 9PY

£540,000 Starting Bid

Tenure

Freehold

Off Street parking

Property features

- Situated within 2 miles of Windermere with pleasant open outlook over the road to open
- Off road parking
- Originally built in the 1930's
- Detached guest house with 10 letting bedrooms

Arrange a viewing

Lisa Neil
Branch Manager
Commercial National

0191 737 1154
commercial@pattinson.co.uk

- Flexible viewing slots
- Accompanied viewings

Description

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.

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.

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 whcih 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.

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 i 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.

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.

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.

Price: Starting Bid £540,000

Property Type: Hotel

Business Type: B & B's

Parking: Off Street

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.

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.

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.

Tenure

Freehold - TITLE NUMBER: CU126691

EPC

Rating B

Additional Information

For further information please contact our office directly on 0191 737 1154, or alternatively via email on commercial@pattinson.co.uk. With regards to viewing subject property, this is to be done strictly by appointment.

Ings, Kendal, Cumbria, LA8 9PY

Contact your local branch today for more information on this property:

Keith Pattinson Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 737 1154 , commercial@pattinson.co.uk, www.pattinson.co.uk

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.