



Guide Price £285,000

Particulars of sale of:
Inglewood Inn Farm,
Bowscar, Penrith
Cumbria CA11 8RP

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INGLEWOOD INN FARM IS A GRADE II LISTED FORMER COACHING INN DATING BACK TO 1828. THIS 3 BEDROOMED, 3 STOREY PROPERTY IS IN NEED OF SUBSTANTIAL RENOVATION, BUT SUBJECT TO OBTAINING ANY NECESSARY LISTED BUILDING CONSENTS, PLANNING PERMISSIONS ETC THE PROPERTY MAY HOLD UNTAPPED PLANNING POTENTIAL TO POSSIBLY ENLARGE THE CURRENT ACCOMMODATION OR POSSIBLY TO CONVERT THE EXISTING BARN INTO AN ADDITIONAL DWELLING.

WITH VIEWS OVER THE NORTHERN LAKE DISTRICT FELS THE FORMER INN IS OFFERED TOGETHER WITH AN ADJOINING FULL HEIGHT BARN, FURTHER OUTBUILDINGS PROVIDING STABLING FOR 12 AND Paddock SITTING IN GROUNDS EXTENDING TO APPROXIMATELY 0.67 ACRES (0.27 HA) OR THEREABOUTS.

Penrith 2 miles – M6 Junction 41, 2 miles – Carlisle 17 miles
(all distances are approximate)

FOR SALE BY PRIVATE TREATY AS A WHOLE

The What3Words location for the entrance to Inglewood Inn Farm is [///still.compress.sloping](https://www.what3words.com/?ll=54.60525,-2.11525&ll=54.60525,-2.11525)

These particulars are given as a general outline and your attention is drawn to the Important Notice printed within



Introduction / Location

Inglewood Inn Farm is situated in open countryside on the outskirts of the market town of Penrith. The house is of 3 storey sandstone construction under a slate roof with views from the property of the Lake District Fells. The property is in need of substantial renovation but holds a lot of potential.

Sitting in its own grounds with adjoining barn which may be suitable to extend/enlarge the house accommodation (subject to any necessary planning consents), outbuildings and paddock the property extends to 0.67 acres (0.27 hectares) or thereabouts.

Directions

From the north leave the A6 at Stoneybeck roundabout following signs for Fair Hill. The property is located on the right-hand side after 0.3 miles.

From the south and Penrith leave the A6 signed Golf Course, Great Salkeld, Lazonby and then turn immediately left onto Inglewood Road. Continue past Lakeland View Caravan Site and after approximately 1.3 miles the property is located on the left-hand side.

The What3Words location of the main entrance to Inglewood Inn Farm is [///still.compress.sloping](https://www.what3words.com/#!/en/still.compress.sloping)
The postcode if using Satnav is CA11 8RP, but please be advised that some Satnav's do not link to the correct location.

Viewing

Viewing by prior appointment only with the Sole Agents,
Ian Ritchie Land Agents Ltd, Shannondale,
Newbiggin, Penrith CA11 0HT.

Tel: 07885 813 686 or 07719 470 597

Email: office@ianritchielandagents.co.uk

Method of Sale

The property will be offered for sale by private treaty as a Whole. Offers are to be made in writing to Ian Ritchie Land Agents Ltd using the offer form which can be downloaded from the Sole Agent's website.

The vendors reserve the right to sell the property without setting a closing date and therefore any potential purchasers are advised to register their interest with Ian Ritchie Land Agents Ltd.

The vendors reserve the right to exclude any part of the property shown or generally amend the sales particulars.

Summary of Property/Guide Prices

The property has a guide price of £285,000 for the house, buildings and land extending as a Whole to 0.67 acres (0.27 ha) or thereabouts.

General Description

The house is of sandstone construction, part rendered under a slate roof. The Grade II Listed Building is in need of substantial restoration, providing accommodation on three floors as follows:

Ground Floor

Front Door to Hallway

Sitting Room

4.10m x 3.09m. Open fire.

Kitchen

3.65m max x 6.31m max. Fitted cupboards. Stainless steel sink unit with single drainer.

Snug

4.08m x 3.17m with open fire.

Utility

3.07m x 2.94m. Stainless steel sink unit with single drainer. Cupboard and WC. Backdoor with steps up to back yard. Underground covered passageway providing access to buildings.

Aerial view from the east



Aerial view from the south



First Floor

Access to the first floor is taken via staircase from the ground floor hallway and comprises:

Bedroom 1

Double Room. 5.36m x 3.13m

Bathroom

4.13m x 3.20m. Part tiled walls. 3-piece suite in yellow to include bath, wash handbasin and WC. Airing cupboard with hot water cylinder.

Second Floor

Bedroom 2

Double Room. 5.35m x 3.10m.

Bedroom 3

Double Room. 4.62m max x 3.18m.

Outside

To the front of the house is a tarmac parking area and access to adjoining outbuildings. To the rear is a former stackyard which is currently used as a general storage area.

Aerial View from the northeast



Services

The property benefits from mains electricity, shared mains water and has septic tank drainage. Please note that no formal investigation has been carried out as to the operation of the septic tank. This may not meet current General Binding Rules 2020 and the property is being sold on this basis.

Council Tax

We understand that Westmorland and Furness Council has scheduled the property as lying within Band C.

Energy Performance Certificate (EPC)

Due to the property being a Listed Building an Energy Performance Certificate has not been prepared.



Buildings

Attached to the main house is a full height sandstone barn under slate roof. The barn has stabling and general storage areas on the ground floor and has a full height loft above. It can be described as follows:

a) Tack Room. 6.53 x 1.78m. Lofted.

b) Former 6 Stall Byre. 6.58m x 3.67m. Lofted. Now used for storage.

c) Stable and Horse Bedding Storage Area. 6.53m x 4.60m. Lofted.

Adjoining Lean-To Stable Block of single storey concrete block construction under monopitch asbestos cement roof housing 5 adjoining stables and further general-purpose storage area.

Further Single Storey Stable Block of concrete block construction under monopitch steel sheeted roof housing 4 stables.

Single Story Traditional Building of sandstone construction under steel sheeted roof consisting of 2 adjoining stables.

Adjoining Turnout Paddock.

Planning potential and Listed Building status

As mentioned earlier in these particulars the property is in need of substantial renovation. In our opinion the property may also hold future development potential. The full height barn adjoining the house may be suitable to convert to provide further accommodation in the house, or to provide an additional dwelling. Please be advised that any alterations, renovations, structural changes and future development will need Listed Building Consent, Planning Permission and Building Regulations Consent.

Prospective purchasers will need to make their own enquiries to Westmorland and Furness Planning Department whose contact number is:

0300 373 3300 (Eden area)

Email is:

planning2@westmorlandandfurness.gov.uk.

As Land Agents and not Planning Consultants we are not qualified to nor can we give advice on planning matters to any potential purchasers.

General Remarks

Tenure

We understand that the title of the property is freehold. The property will be sold with the benefit of vacant possession.

Exchange of Contracts, Vacant Possession and Completion

The purchaser(s) will be required to pay a 10% deposit of the purchase price on exchange of contracts. Vacant possession will be given on completion.

Ingoings

There are to be no other ingoing claims effecting the property.

Matters of Title

The property is sold subject to all existing burdens (covenants, rights of way, wayleaves, easements, drainage easements, rights of maintenance, ancient monuments, scheduled monuments, Sites of Special Scientific Interest etc) whether public or private and whether constituted in the title deeds or not. The purchaser(s) will be held to have satisfied themselves as to the nature of such burdens and are advised to contact the Vendors Solicitors on any matters arising.

Purchaser Registration

As part of Government Anti-Money Laundering Regulations relating to the sale of property, we as Sole Agents are obliged to carry out Customer Due Diligence checks on any potential purchaser prior to a transaction being completed. Anyone wishing to offer to purchase the property must provide us with proof of their identity prior to an offer being made.

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Further Photographs and Drone Footage

Additional photographs, drone footage and videos of the farmhouse, buildings and land can all be viewed on the website of the Sole Agents, www.ianritchielandagents.co.uk.

From the Home page, select 'Properties for Sale' and then click on the text saying 'Inglewood Inn Farm' which is located to the right of the photograph of the farmhouse. From here it is possible to view particulars, offer form, additional photographs of the property and video/drone footage.

Image Capture Dates

All of the photographs and video footage were taken during February 2026.

Important Notice

These particulars have been prepared in all good faith without responsibility on the part of the agents or their clients to give a general guide only as to the property. Nothing contained herein must be relied upon as a statement or representation of fact. These particulars do not form any part of an offer or contract and neither the agent nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property. We have not tested any services, appliances or installations nor carried out a survey. Areas, measurements or distances are given as a guide only and are not precise. Only specific items referred to are included. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of these particulars and no responsibility can be accepted for any loss or expense incurred in viewing. If any points are particularly relevant to your interest, please ask for further information. **The vendors reserve the right to sell the property without notice.**

Solicitors

If you require any information of a legal nature, please contact the vendors solicitors Emma Blamire at:



Cartmell Shepherd Solicitors
Montgomery Way
Carlisle
Cumbria
CA1 2RW
Tel: 01228 514077
Email: emma.blamire@cartmells.co.uk

Sole Agents



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Email: ian@ianritchielandagents.co.uk

Particulars revised: August 2026
Photos taken February 2026
Video footage taken February 2026

Sale Plan

