




*B*ANKFIELD
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AN EDWARDIAN GEM IN THE HEART OF INGS

Bankfield

Tucked away behind a canopy of mature trees and fragrant honeysuckle, Bankfield is a striking Edwardian home that blends period charm with modern comforts. Approached along a private drive from the main road in Ings, this handsome house immediately sets the tone with its original white-painted door, brass lion knocker and the promise of a warm welcome within.

The sense of arrival is instant. To one side, a large lawned area and colourful borders frame the property, with room to park five or six cars comfortably. Beyond, open fields and the gentle rise of the fells hint at the natural beauty that surrounds this part of the Lake District. It is a setting that feels both private and connected, ideal for those who want countryside peace without sacrificing accessibility.



GRAND ENTRANCE

Inside, Bankfield's heritage has been lovingly preserved. Its current custodians uncovered the original flooring which runs through the hallway, leading the eye towards a graceful staircase with intricate panelling and a magnificent stained glass window. Sunlight pours through, dappling the walls with colour and inviting you to explore further.

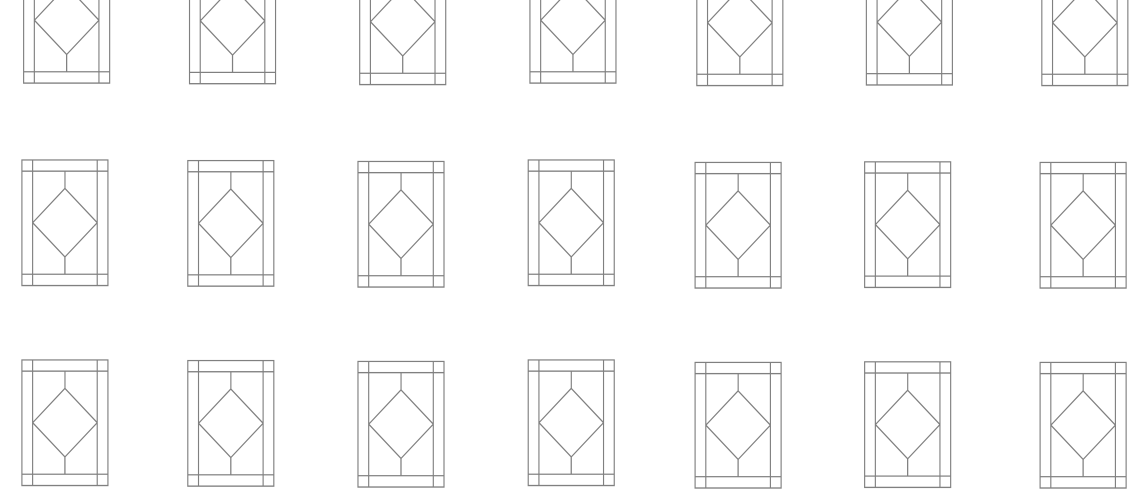


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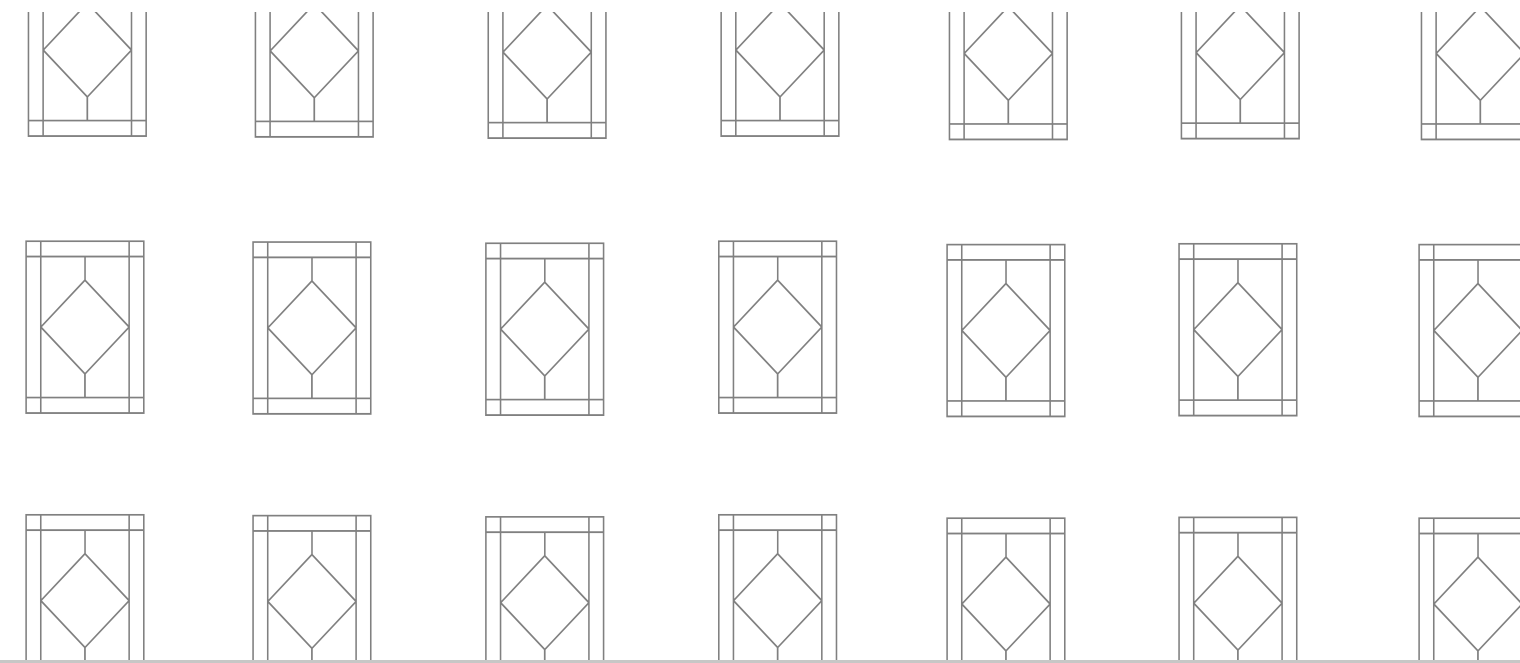
SPACE TO ENTERTAIN

The kitchen is the heart of this home: open, bright and beautifully appointed with a breakfast bar, double fridge and generous pantry cupboards. Its sociable layout makes family life and entertaining equally effortless. To one side, a snug lounge provides a cosy retreat, complete with an impressive wooden mantel and an electric fire for added ambience. Neutral tones throughout create a restful backdrop, allowing the home's period features to shine.





Across the hall, the formal dining room is a space made for celebration. High ceilings, sash windows and another original fireplace lend an air of quiet sophistication. Views from here, and indeed from most rooms, reach across the gardens to the fields beyond – a constant reminder of the rural landscape on your doorstep. The main reception room with a log-burning stove offers the perfect spot to unwind, whether it's winter evenings with a good book or gathering with friends on a summer's day.





Upstairs, the scale and grace continue. The oak staircase rises to a generous landing, where the stained-glass window can be admired from above. Four bedrooms offer flexibility for family and guests. The principal bedroom is a highlight, with its own en-suite shower room, gold-accented fittings and a delightful “gin room” – a private balcony-style nook overlooking the gardens and countryside.





& SO TO BED

A double and twin room share a stylish family bathroom, also with period-inspired fixtures. A fourth bedroom, filled with natural light, has its own ensuite shower and views of the garden. Each room carries the same serene palette, with thoughtful nods to the home's heritage in the details. There is also a self-contained laundry cupboard, with space for a washer and a dryer – keeping your kitchen free from dirty laundry.



BANKFIELD



STEP OUTSIDE

There is more to discover downstairs. A separate cellar bedroom has its own external entrance and en-suite facilities. Currently serving as storage, it offers exciting potential – perhaps a guest suite, home office or creative studio.

Bankfield's outdoor spaces are as inviting as its interiors. Beyond the lawn, you'll find a hot tub tucked among hydrangeas and laurel hedges – a private haven for starlit evenings with a glass of champagne. Outbuildings provide ample storage for bikes and garden equipment, while an outdoor WC adds convenience for those enjoying the hot tub or exploring the gardens. An original lamppost still stands sentinel near the gates, a charming reminder of the home's rich history.



OUT & ABOUT

Ings itself is a small, picturesque village perfectly placed between Windermere and Kendal. Its friendly community, traditional pub and easy access to the Lake District's fells and lakes make it a sought-after location. From Bankfield, you can enjoy walks straight from your door, while the amenities of Windermere and the market town of Kendal are only a short drive away. Schools, shops as well as its rail and road transport links are all within easy reach, making this home as practical as it is beautiful.

Bankfield is more than just a house. It is an Edwardian treasure where heritage and modern living sit in harmony. Every detail – from the sash windows and stained glass to the thoughtful layout – has been considered for comfort, style and a sense of place. Whether you are looking for a family home, a working from home base, or a weekend retreat, Bankfield offers a rare opportunity to own a piece of Lake District history without compromise.



ASK THE OWNERS

Where do you go when you need...

the big shop?

Kendal has a range of supermarkets and shops to choose from and is just a short distance away.

a pub lunch?

We are just a short walk from the Watermill Inn and microbrewery.

a treat?

Kimi's has the best homemade, award-winning ice cream!

a local walk?

The Kentmere horseshoe is on our doorstep, and there are countless walks once you get on the bridle-path.

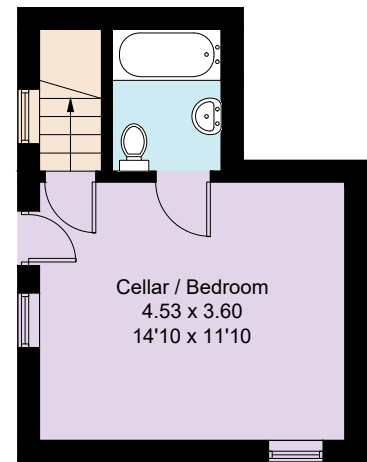
to dine out?

Henrock at Linthwaite House Hotel has a wonderful menu that takes inspiration from the Lake District landscape.

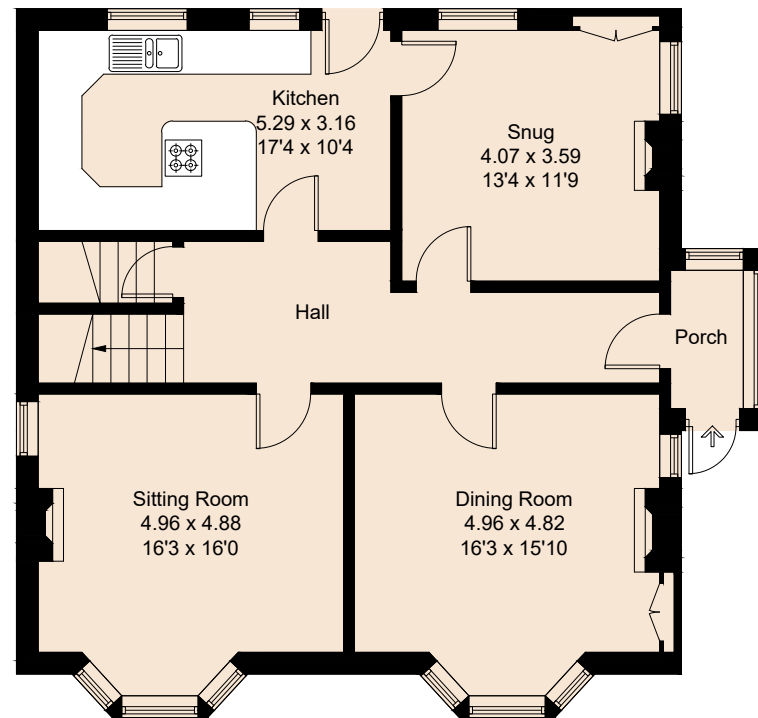
to catch a train?

Oxenholme train station links to all major lines.

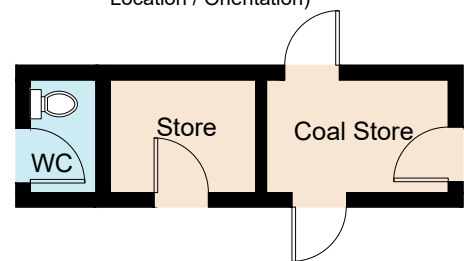
Lower Ground Floor



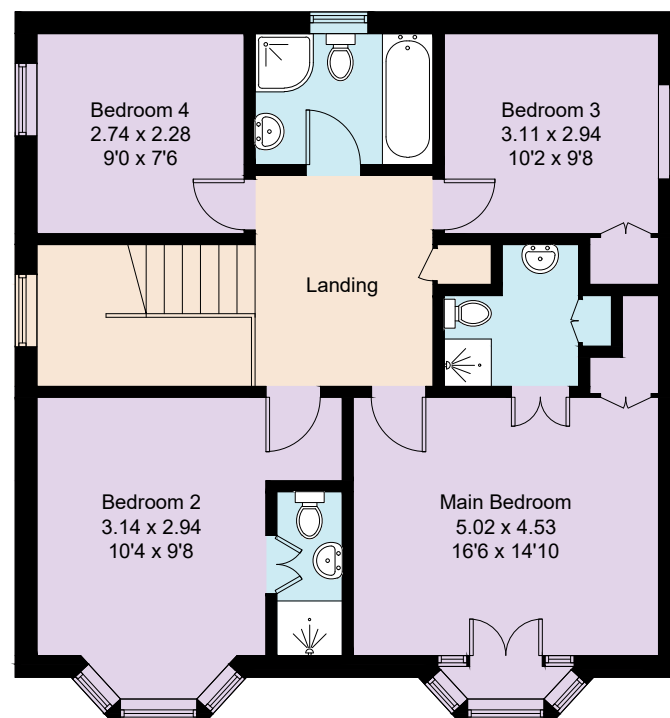
Ground Floor



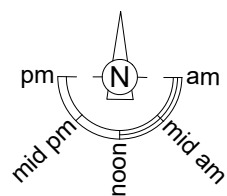
(Not Shown In Actual Location / Orientation)



First Floor



Bankfield



Approximate Gross Internal Area = 214.2 sq m / 2305 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © 2025 (ID1230026)

FINER DETAILS

Home:

- Family home built in 1911
- 5 bedrooms, 4 bathrooms
- Wood burning stove in main reception room
- A graceful staircase with intricate panelling and amazing stained-glass window
- Cellar bedroom, with its own external access and bathroom

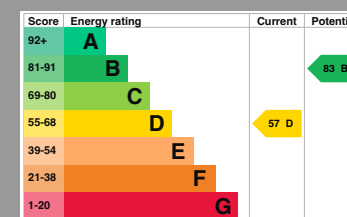
Services:

- Mains gas, electricity and water
- Drain away septic tank
- Good internet speed
- Most mobile providers reach this home

Grounds and Location:

- Wrap-around garden, with patioed seating areas
- Large hot tub, with seating area fit for entertaining
- Parking for up to 5 cars
- Large private lawn, with mature hedging, trees and shrubs
- Close by to amenities and within a 5-minute walk to local pub

*Items shown or described in this brochure are for illustrative purposes only and may not be included in the sale



BANKFIELD

BANKFIELD, INGS, KENDAL, LA8 9PY

Directions: From Windermere take the A591 towards Kendal. Continue for 2 miles, passing St Mary's Church on the left. Follow signs through Ings village, passing The Watermill Inn on the right. After 0.3 miles, take the first left-hand turn after the bus stop. Drive 150 metres; Bankfield is on the left. Pull through the wide gated driveway and park directly in front of the house.



WHAT3WORDS: exporters.patting.gurgled

To view Bankfield

Call: 015394 88811

Email: team@ashdownjones.co.uk

ASHDOWNJONES



SCAN ME
TO BOOK A
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