



SALE FELL | BASSENTHWAITE LAKESIDE LODGES | BASSENTHWAITE | CA12 4QZ

PRICE £210,000







## SUMMARY

Set on the picturesque shores of idyllic Bassenthwaite Lake in the English Lake District this small, friendly holiday home park of 56 lodges is a real treat for those drawn to the lakes & fells or interested in nature and wildlife. Rated 5\* by the English Tourism Council, Bassenthwaite Lakeside Lodges, which benefits from its own sailing access to the lake, makes for the perfect retreat within this World Heritage Site. This stunning and generous three bedroom lodge is a rare find as it comes with a private letting licence allowing owners to generate their own bookings and income, and it includes an large open plan living/dining room with two sets of sliding doors that lead out onto a generous enclosed veranda with stunning lake views, a stylish kitchen area with built in appliances, an inner hall, a double bedroom with en-suite bathroom, two twin bedrooms plus a stylish shower room and two parking spaces. Finished in modern, pleasing colour schemes and with quality fittings we know one viewing is all it will take to fall in love! Come relax by the lakeside and watch the Otters, Ospreys or Red Squirrels play...

EPC exempt



## ENTRANCE

A double glazed entry door leads into living/dining/kitchen

## LIVING/DINING/KITCHEN

A large open plan room in the centre of the property split into three areas. The living area has fitted sofas, electric fire, three double radiators, two sets of sliding patio doors onto veranda. The dining area has double glazed window to front, double radiator, dining table and chairs, wood style flooring, door to inner hall.

The kitchen area is fitted in a range of modern base and wall mounted units with work surfaces, single drainer sink unit, LPG gas hob with extractor fan over, eye level oven and microwave, integral fridge freezer and dishwasher, Velux window to front, door to bedroom 1

## BEDROOM 1

A double bedroom with a double glazed window to front with lake views and a further double glazed window to side, two built in double wardrobes, recess for drawer unit, double radiator, door to en-suite

## EN-SUITE BATHROOM

Double glazed window to side, panel bath with shower attachment and screen, hand wash basin with vanity unit, low level WC. Cupboard housing combi boiler, towel rail, extractor fan, wood style flooring

## INNER HALL

Doors to rooms, storage cupboard, double radiator



## BEDROOM 2

Three double glazed windows to front, two fitted single beds, built in double wardrobe, double radiator

## BEDROOM 3

Three double glazed windows to rear, two single beds, built in wardrobe, double radiator

## SHOWER ROOM

Fitted with a recessed shower enclosure, hand wash basin on vanity unit, low level WC. Shelves for towel storage, extractor fan, towel rail, wood style flooring

## EXTERNALLY

The property occupies a particularly nice private plot within the park with a direct view out over the shores of Bassenthwaite lake and over to the fells behind. there is a large decked, enclosed veranda to the front to make use of the views and this has space for both lounge and dining furniture. There is space to park 3 vehicles plus a store for LPG gas bottles.

## ADDITIONAL INFORMATION

To arrange a viewing or to contact the branch, please use the following:

Branch Address:

58 Lowther Street

Whitehaven

Cumbria

CA28 7DP

Tel: 01900 828600

[cockermouth@lillingtons-estates.co.uk](mailto:cockermouth@lillingtons-estates.co.uk)

Council Tax Band: N/A

Tenure: Private Letting Licence agreement for 36 years allowing owners to generate revenue to offset running costs.

Annual site fees: £7562.26. 2024 fees included in sale price

Services: Mains water, LPG gas and electric are connected, Private drainage

Fixtures & Fittings: Carpets, oven hob and extractor, main furniture, integrated microwave, fridge freezer and dishwasher

## DIRECTIONS

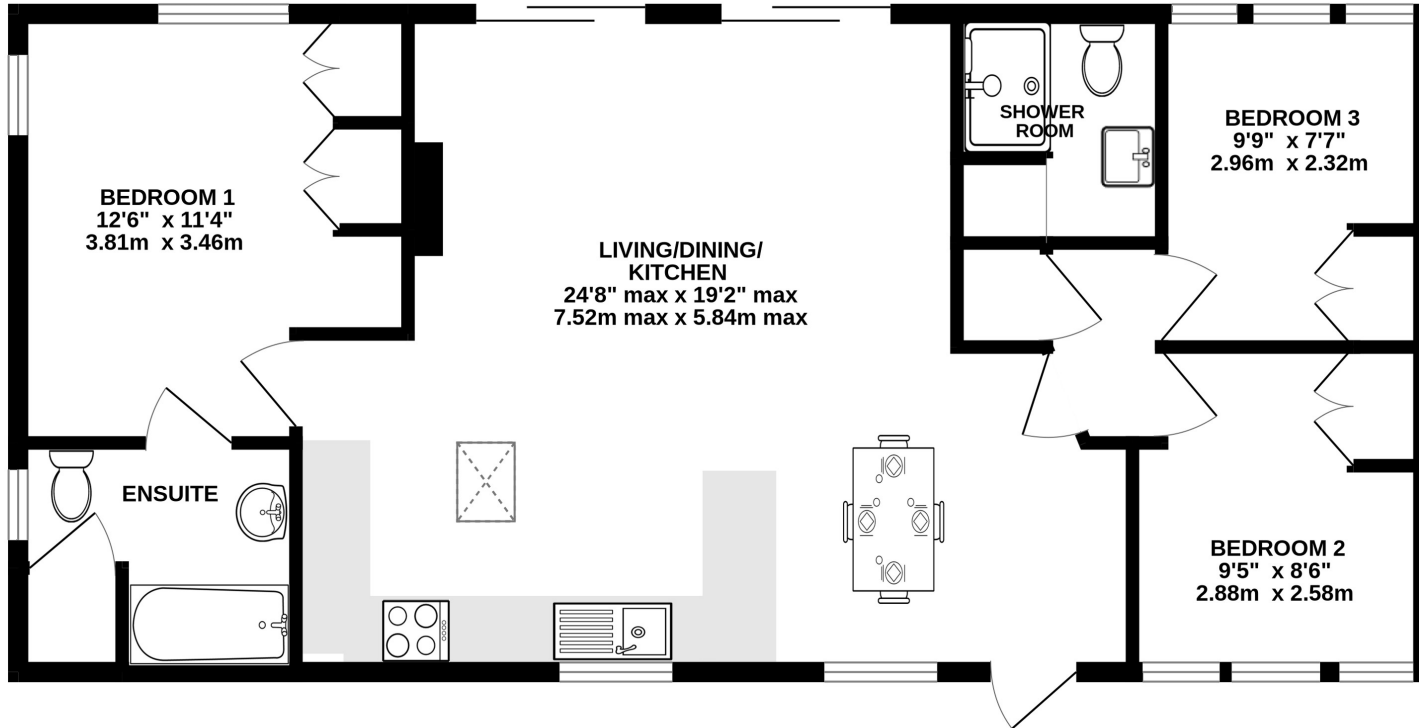
From Keswick take the A591 north towards Bothel. Pass Dodd Wood and Mirehouse and before reaching Bassenthwaite village turn left on a right hand bend heading towards Scarness. Keep on this lane which leads to Bassenthwaite Lakeside Lodges. The site office is located by the lake shore.







GROUND FLOOR  
781 sq.ft. (72.6 sq.m.) approx.



TOTAL FLOOR AREA : 781 sq.ft. (72.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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