



PLOT 36 HIGH CLOSE HOLIDAY HOME PARK | BASSENTHWAITE | CUMBRIA | CA12 4QX

PRICE £47,000







## SUMMARY

**SITE FEES PAID TO END 2025** - Escape from the hustle and bustle of every day life and relax in a cosy and peaceful retreat in the Lake District... This fabulous lodge style holiday home is ready to enjoy and is set in a central position, within this award winning park. If a return to nature is appealing then High Close is perfect for you as it offers a peaceful lightly wooded setting where each plot enjoys a good degree of privacy, with the soundtrack of a mountain stream providing a captivating backdrop, yet is easily accessible to Keswick and Bassenthwaite Lake. The lodge itself overlooks the park with views over woodland and includes a triple aspect living/dining/kitchen, master bedroom, a second bedroom, plus shower room. Plenty of parking is provided at the side. We think this wonderful lodge is a must have!

## ENTRANCE

Entry door leads into a hallway with doors to rooms and opening to living space

## LIVING/DINING/KITCHEN

An open plan triple aspect room with double glazed windows to three sides. The living/dining area has an electric fire with surround, double radiator, corner sofa, table and chairs, tv cabinet. The kitchen area is fitted with a range of base and wall mounted units with work surfaces, LPG gas cooker, single drainer sink unit, integrated fridge freezer, radiator

## BEDROOM 1

Double glazed window to side, radiator, built in double wardrobe and fitted drawers, fitted double bed

## BEDROOM 2

Double glazed window to side, fitted 2'4 bed with cupboards over plus built in wardrobe, radiator

## SHOWER ROOM

Double shower enclosure with thermostatic shower unit, pedestal hand wash basin, low level WC. Double glazed window to side, extractor fan, radiator

## EXTERNALLY

The property benefits from a parking area to the side for two vehicles. Siting 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

CA28 7DP

01900 828600

cockermouth@lillingtons-estates.co.uk

Or call the park directly over the holidays on: 017687 76300

Council Tax Band: TBC

Tenure: Licence agreement. For details of the agreement including the length, annual service charge and ground rent, please contact us as the agent or call site directly.

Services: Private treated borehole water supply, mains electric & LPG bottled gas.

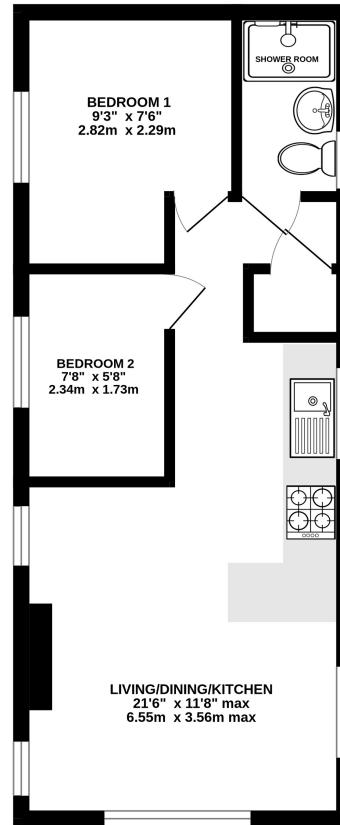
## DIRECTIONS

From Cockermouth take the A66 towards Keswick. At the head of Bassenthwaite lake turn left and immediately right following signs to The Lakes Distillery. Turn right over the bridge before reaching the distillery and continue to a T-Junction by The Castle Inn Hotel. Turn right here towards Keswick and then take the 2nd turn on the left, passing to the left side of Bassenthwaite village. At the junction by the bridge continue straight on and after 1 mile turn right along an unmade road to High Close Holiday Park and Kestrel Lodge. The barrier at the entrance will open automatically.





GROUND FLOOR  
337 sq.ft. (31.3 sq.m.) approx.



TOTAL FLOOR AREA : 337 sq.ft. (31.3 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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