

Welcome to Luxury Lodges Residences

At Luxury Lodges, we believe in reimagining what it means to own a holiday home. Founded in 2015 as a family-run business, our vision was clear – to create the finest collection of luxury resorts in the UK.

Today, that vision is a reality. With four stunning resorts in Cornwall, Wales, Lake District, and Northumberland, our Residences offer more than just a second home – they provide a gateway to lasting memories.

Every property is crafted with contemporary design, premium finishes, and access to 5-star facilities, including state-of-theart spas, relaxed gastro dining, and exclusive owner benefits.

With complete flexibility for personal use and the option to generate exceptional rental returns, our Residences offer a lifestyle that works around you.

Whether you're looking for a serene getaway or a rewarding investment, Luxury Lodges Residences promises an elevated lifestyle and a lasting legacy. We saw an opportunity to do something truly unique in the UK, and now we invite you to be a part of it.















Your View

Wake up every day to breathtaking views of the majestic Helvellyn range and the surrounding fells in the Lake District. From your lodge, you can take in the dramatic peaks of Helvellyn, Fairfield, and Dollywaggon Pike, a stunning backdrop that perfectly showcases the natural beauty of this UNESCO World Heritage Site.

Each lodge is thoughtfully designed to capture this spectacular scenery, immersing you in uninterrupted views of the fells and lakes right from your doorstep.

Perfectly located to explore the Lake District's iconic attractions, you're just moments away from peaceful lakes, charming market towns, and picturesque walking trails.

The vibrant town of Keswick, known for its bustling markets, shops, and lakeside charm, is a short drive away, while Ullswater and the paths leading to these renowned peaks are right on your doorstep. Whether you're hiking the fells, strolling along the lakes, or simply unwinding, your lodge is the perfect base to relax and embrace this extraordinary landscape.





The Residences

Contemporary design, with the outdoors in mind.
The bright, airy interiors are where country charm
meets contemporary style. The perfect space to
unwind.









The Peakview

Two or three bedrooms I Two bathrooms I 1500 sq. ft. Guide Price £595,000

The Peakview offers a modern, elegant retreat in the heart of the Lake District, designed to harmonize with its breathtaking surroundings. Striking architecture and expansive windows flood the space with natural light, creating a bright, open atmosphere ideal for relaxation or entertaining.

Every detail has been thoughtfully considered, from the freestanding bathtub and luxurious furnishings to a private hot tub on the terrace, where you can soak in the stunning views of the Lake District's rolling hills and serene waters.

With its seamless blend of contemporary design and indulgent comforts, The Peakview is the ultimate home-away-from-home.

Inside you'll find:

- Vaulted ceilings throughout lounge and bedrooms
- Fully glazed Crittall-style front opening onto a spacious terrace
- Striking contemporary exterior design
- Entertainment system including Samsung TVs and Sonos speaker system
- Fully fitted kitchen with a range of fully integrated NEFF appliances including electric hob, eye-level oven, microwave, dishwasher, fridge/freezer, wine cooler, and dual washer/dryer
- Quooker hot tap
- Luxury soft / hard furnishings included
- Hansgrohe bathroom fittings
- Akula outdoor furniture
- Hot tub
- Pergola
- Outdoor BBQ
- Outdoor sauna
- Energy-efficient A-rated boiler
- Built to British Standard 3632 and protected by a 10-year structural warranty

The Peakview is subject to a 100-year license and cannot be used as a residential home. An annual service fee from £8,000 plus VAT applies and utilities costs are billed quarterly. You will also peed to take out home insurance on your Residence.







A serene, minimalist interior with soft, neutral tones and modern furnishings, creates a calm and invitin g atmosphere.

Natural light floods the space, accentuating clean lines and understated decor for a harmonious balance between simplicity and elegance.

THE PEAKVIEW





A cosy, contemporary space with warm wood accents and plush, textured furnishings, creating a welcoming ambiance. Subtle lighting enhances the intimate atmosphere, while tasteful decor adds a touch of modern sophistication.





The Wansfell

Two or three bedrooms I Two bathrooms I 1500 sq. ft. Guide Price £495,000

The Wansfell combines innovative design with the natural beauty of the Lake District to create a truly stunning retreat. Multiple skylights bathe the bright, contemporary interiors in natural light, while earthy textures and sleek metallic accents add warmth and sophistication–perfect for entertaining or unwinding in style.

Featuring spacious interiors, luxurious furnishings, and panoramic views of the Lake District's iconic landscapes, The Wansfell offers a welcoming and effortlessly modern home-from-home experience.

Inside you'll find:

- Vaulted ceilings throughout lounge and bedrooms
- Fully glazed Crittall-style front opening onto a spacious terrace
- Striking contemporary exterior design
- Entertainment system including Samsung TVs
- Fully fitted kitchen with a range of fully integrated Bosch appliances including electric hob, eye-level oven, microwave, dishwasher, fridge/freezer, wine cooler, and dual washer/dryer
- Quooker hot tap
- Luxury soft / hard furnishings included
- Hansgrohe bathroom fittings
- Akula outdoor furniture
- Hot tub
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The interior exudes rustic charm, blending natural wood elements with modern comfort for a luxurious retreat. Large windows frame picturesque views, while the open layout and warm tones create an inviting and tranquil atmosphere.





Combing sleek modern design with natural elegance, featuring clean lines and premium fixtures. Soft lighting and earthy tones enhance the spa-like atmosphere, offering a serene space to relax and unwind.



The Fellside

Two or three bedrooms I
Two bathrooms I 1400 sq. ft.
Guide Price £425,000

The Fellside showcases a striking split-level roof design and a fully glazed front elevation, perfectly framing the Lake District's breathtaking scenery. Step inside to a vast open-plan living area, where exquisite details like a timber entrance partition and a cozy inglenook fireplace create an inviting atmosphere.

The interiors blend muted tones, whitewashed wood accents, and basket-weave light fittings with an abundance of natural light and rich textures. Sumptuous décor throughout sets the stage for ultimate comfort, ensuring a restful and luxurious retreat.

Inside you'll find:

- Vaulted ceilings throughout lounge and bedrooms
- Fully glazed Crittall-style front opening onto a spacious terrace
- Striking contemporary exterior design
- Entertainment system including Samsung TVs and Sonos speaker system
- Fully fitted kitchen with a range of fully integrated Bosch appliances including electric hob, eye-level oven, microwave, dishwasher, fridge/freezer, wine cooler, and dual washer/dryer
- Quooker hot tap
- Luxury soft / hard furnishings included
- Hansgrohe bathroom fittings
- Akula outdoor furniture
- Hot tub
- Pergola
- Outdoor BBQ
- Energy-efficient A-rated boiler
- Built to British Standard 3632 and protected by a 10-year structural warranty

The Fellside is subject to a 100-year license and cannot be used as a residential home. An annual service fee from £8,000 plus VAT applies and utilities costs are billed augusterly. You will also need to take out home insurance on your Residence.





Showcasing a perfect blend of rustic charm and contemporary style, with natural wood finishes and cosy furnishings. The openplan design, accented by soft lighting and thoughtful decor, creates a warm and inviting space ideal for relaxation.









Featuring a sophisticated, modern design with sleek fixtures and a neutral colour palette. Subtle lighting and luxurious finishes create a calming, spa-like ambiance perfect for unwinding.



The Souther

Two bedrooms I Two bathrooms I 1300 sq. ft. I Guide Price £395,000

The Souther features dramatic full-length Crittall-style glass doors that dominate the front elevation, flooding the interiors with natural light and offering uninterrupted views of the Lake District's awe-inspiring landscapes.

This breathtaking property seamlessly blends opulence with modern design, creating a space that feels both inviting and connected to its surroundings.

Inspired by its natural setting, the interiors showcase white tongue-and-groove walls, warm wooden floors, and deep blue accents, reflecting the serene beauty of the lakes and mountains. With its stunning vistas and thoughtfully designed spaces, The Souther is the perfect retreat to relax and soak in the tranquility of the Lake District.

Inside you'll find:

- Vaulted ceilings throughout lounge and bedrooms
- Fully glazed Crittall-style front opening onto a spacious terrace
- Striking contemporary exterior design
- Entertainment system including Samsung TVs and Sonos speaker system
- Fully fitted kitchen with a range of fully integrated Bosch appliances including electric hob, eye-level oven, microwave, dishwasher, fridge/freezer, wine cooler, and dual washer/dryer
- Quooker hot tap
- Luxury soft / hard furnishings included
- Hansgrohe bathroom fittings
- Akula outdoor furniture
- Hot tub
- Pergola
- Outdoor BBQ
- Energy-efficient A-rated boiler
- Built to British Standard 3632 and protected by a 10-year structural warranty

The Souther is subject to a 100-year license and cannot be used as a residential home. An annual service fee from £7,000 plus VAT applies and utilities costs are billed quarterly. You will also need to take out home insurance on your Pesidence.





Boasting a stylish, open-plan layout with sleek cabinetry and modern appliances. The space is bathed in natural light, complemented by tasteful decor and a warm, inviting atmosphere for gathering and dining.





The bedroom radiates comfort and elegance, featuring plush bedding and a soothing neutral colour palette. Thoughtful lighting and cosy accents create a tranquil retreat for relaxation and restful sleep.





The Lonscale

Two or three bedrooms I
Two bathrooms I 1350 sq. ft.
Guide Price £350,000

The Lonscale offers a breathtaking design and modern, airy living spaces perfectly suited to its idyllic Lake District setting. This retreat blends contemporary comfort with the tranquility of one of the UK's most stunning landscapes.

Inside, an open-plan kitchen and living area flows seamlessly onto an outdoor terrace, where you can take in the spectacular views of the rolling hills and serene lakes. Thoughtfully designed interiors include luxurious furnishings, Samsung TVs, entertainment systems, and fully equipped kitchens as standard. For the ultimate indulgence, optional extras like an outdoor hot tub can complete your peaceful escape in the heart of the Lake District.

Inside you'll find:

- Vaulted ceilings throughout lounge and bedrooms
- Fully glazed Crittall-style front opening onto a spacious terrace
- Striking contemporary exterior design
- Entertainment system including Samsung TVs
- Fully fitted kitchen with a range of fully integrated Bosch appliances including electric hob, eye-level oven, microwave, dishwasher, fridge/freezer, wine cooler, and dual washer/dryer
- Quooker hot tap
- Luxury soft / hard furnishings included
- Hansgrohe bathroom fittings
- Akula outdoor furniture
- Energy-efficient A-rated boiler
- Built to British Standard 3632 and protected by a 10-year structural warranty
- Hot tub / outdoor BBQ / pergola available on request

The Lonscale is subject to a 100-year incense and cannot be used as a residential home. An annual service fee from £7,000 plus VAT applies and utilities costs are billed quarterly. You will also need to take out home insurance on your Residence.







The living space exudes contemporary elegance, with clean lines, soft neutral tones, and thoughtfully arranged furniture.
Large windows invite natural light, enhancing the airy and inviting ambiance of the room.



The cosy space radiates modern serenity, featuring a plush bed with soft, neutral bedding and a textured headboard as the focal point. Natural light pours in through large windows, enhancing the calming palette and minimalist decor for a peaceful retreat.

The Hesk

Two bedrooms I Two bathrooms I 1250 sq. ft. I Guide Price £295,000

The Hesk is a perfect retreat for families, featuring a dramatic split-level roof and Crittall-style doors that open to reveal panoramic views of the Lake District. The openplan living area provides the ideal space to unwind after a day of exploring.

With Scandinavian-inspired décor, stunning herringbone flooring, and a Samsung TV and entertainment system included as standard, every detail is crafted for comfort. Optional extras like hot tubs, roof terraces, and pergolas can further enhance your stay.

Inside you'll find:

- · Vaulted ceilings throughout lounge and bedrooms
- Fully glazed Crittall-style front opening onto a spacious terrace
- Striking contemporary exterior design
- Entertainment system including Samsung TVs
- Fully fitted kitchen with a range of fully integrated Bosch appliances including electric hob, eye-level oven, microwave, dishwasher, fridge/freezer, wine cooler, and dual washer/dryer
- Luxury soft / hard furnishings included
- Hansgrohe bathroom fittings
- Akula outdoor furniture
- Energy-efficient A-rated boiler
- Built to British Standard 3632 and protected by a 10-year structural warranty
- Hot tub / outdoor BBQ / pergola available on request

ANNANA ANALYSIS IN



The open-plan living and kitchen space blends contemporary comfort with natural charm, featuring plush seating, warm wooden accents, and abundant natural light. The large windows frame beautiful outdoor views, while subtle pops of colour and modern furnishings create an inviting, relaxed atmosphere.



Natural light filters through large windows, while warm tones and thoughtful details create a cosy yet refined atmosphere.









Let your lifestyle pay for itself

A furnished holiday home is a great opportunity if you're looking to enjoy regular getaways but also generate rental income.

With the UK's staycation market rapidly growing, and the potential for your property to increase in value in the future, there's never been a better time to buy. We'll take care of everything, from bookings to ongoing maintenance. Plus, you'll have the opportunity to earn all year round with our 12-month rental season.

LIFESTYLE OR SUBLET?

When you purchase one of our Residences, you can choose to rent it out all of the time or just a few weeks of the year. Or, alternatively, your Residence can be solely used by you and your family.

Should you choose to sublet your holiday home, you can opt to rent it out during a range of low, medium, and premium periods (such as the summer months, school holidays, and public holidays) in order to maximise your return.

Choose between our Lifestyle and Sublet options, or opt for a combination of the two.

Lifestyle

Visit your Residence whenever you like. You, your family and friends will be the sole users of your holiday home.

Sublet

Allow us to rent out your Residence all year round.

Lifestyle and sublet

Choose to rent out your Residence on selected weeks throughout the year to maximise your return.

Finance options available:

HMC Funding - offer a whole of market mortgage advice and can provide finance for any purpose and through a range of loan facilities including mortgages, secured loans, commercial mortgages and BTL's.

Arkle Example:

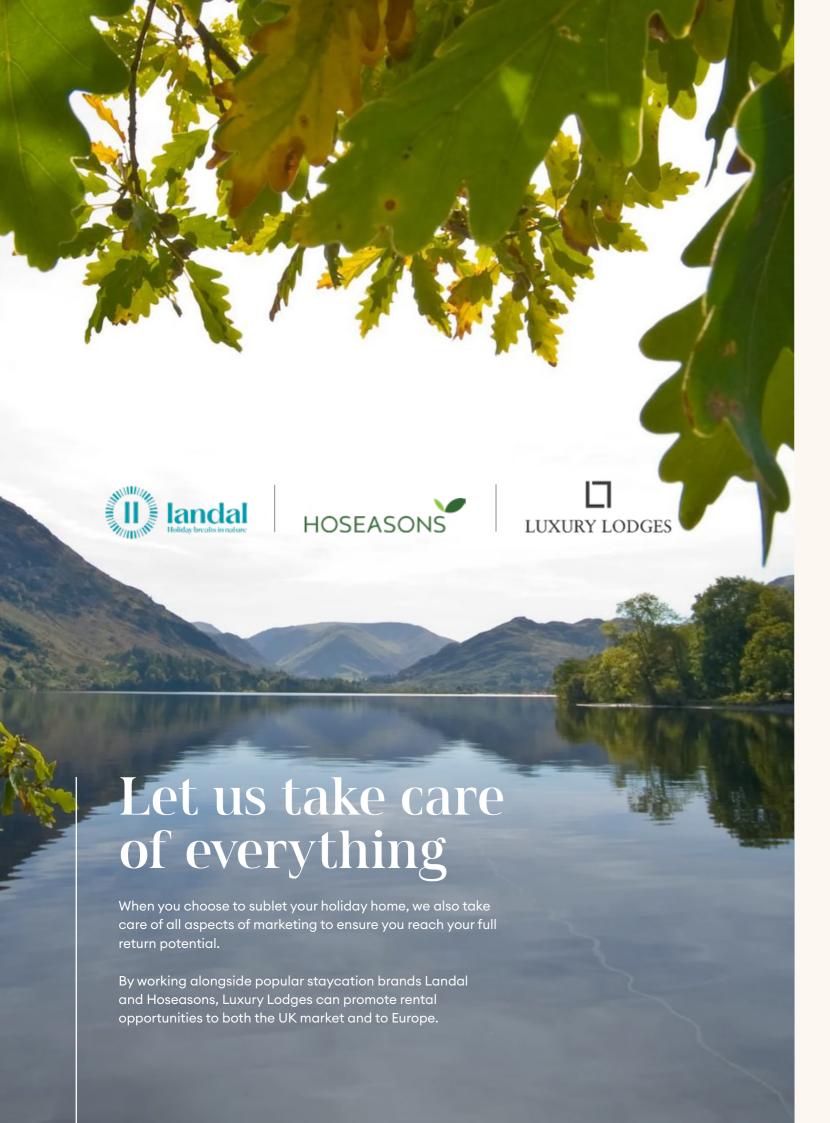
Maximum lend: £500,000 Minimum deposit: 20%

Fee: £270

Maximum term: 7 years

APR: 7.9%





SUBLET - Whitbarrow

- Completely Flexible & Fully Managed Service
 A hassle-free sublet service that fits around your needs with flexible notice and personal use.
- Comprehensive Cleaning & Laundry
 All internal and external cleaning, linen changes,
 and even slippers and robes are included.
- Hotel Facilities for Guests
 Guests enjoy access to full hotel amenities
- Potential High Returns
 Earn up to £37,593 net return per year with 80% rental occupancy.
- Guaranteed Rental Income
 Secure your income with guaranteed sublet options
- Fully Managed Service
 Enjoy hassle-free subletting, with a transparent
 30% fee covering full management.
- Comprehensive Maintenance
 External cleaning, hot tub care, and key management are included.

Owner Storage

Store personal items safely in our dedicated 'Owner Storage Centre' during rental guest stays.

• Regular Income

Receive monthly payments for your net rental earnings.

• Efficient Cost Coverage

Cover all running costs with just 6 weeks of peak season rental.

Maximum Market Exposure

Partnered with major UK and European brands, Landal and Hoseasons, to ensure maximum visibility across these markets.

Proven Track Record

With years of historical success, we have consistently delivered great rental returns to our owners.

Premium	60% occupancy	Weeks	Rent/usage	Tarrif	100% Occupancy	60% Occupancy	VAT 20%	Mgt Charge @ 30% (60%)	Service Charge @ £8,000 (60%)
August (4), July (4), Christmas / New Year (2) and half term May (1) Medium	Premium	11	Pont	62 250	635 750	£21.450	£17 975	£12 £12	
20 Rent £2,100 £42,000 £25,200 £21,000 £14,700 Low November (4), December (2), January (4), February (3), March (4) 20 Rent £2,100 £42,000 £25,200 £21,000 £14,700 £11,970 £9,975 £6,983	August (4), July (4), Christmas / New Year (2) and half term May (1)		Kent	13,250	135,750	121,450	117,075	112,513	
April (4), May (3), June (4), September (4), October (4) and February half term Low November (4), December (2), January (4), February (3), March (4) 21 Rent £950 £19,950 £11,970 £9,975 £6,983	Medium	20	Dant	62 100	642.000	C2E 200	621 000	C14 700	
November (4), December (2), January (4), February (3), March (4)	April (4), May (3), June (4), September (4), October (4) and February half term	20	Kent	12,100	142,000	125,200	121,000	114,700	
November (4), December (2), January (4), February (3), March (4)	Low								
		21	Rent	£950	£19,950	£11,970	£9,975	£6,983	
52 £97,700 £58,620 £48,850 £34,195 £26		52			£97,700	£58,620	£48,850	£34,195	£26,195

80% occupancy	Weeks	Rent/usage	Tarrif	100% Occupancy	80% Occupancy	VAT 20%	Mgt Charge @ 30% (80%)	Service Charge @ £8,000 (80%
Premium	11	Rent	£3,250	£35,750	£28,600	£23,833	£16,683	
August (4), July (4), Christmas / New Year (2) and half term May (1)	11							
Medium				. 40 000	222 (22		220 (20	
April (4), May (3), June (4), September (4), October (4) and February half term	20	Rent	£2,100	£42,000	1133,000	120,000	£19,600	
Low								
November (4), December (2), January (4), February (3), March (4)	21	Rent	£950	£19,950	£15,960	£13,300	£9,310	
4 weeks that have been added to low								
	52			£97.700	£78.160	£65.133	£45.593	£37.593

To determine the net rental income, Luxury Lodges calculates the amount by subtracting the Value Added Tax (VAT) from the gross rental figure of the occupied weeks. Afterward, Luxury Villas retains 30% of the net income to cover expenses related to sales, marketing, and overheads associated with the subletting program.



Introducing our Sublet Guarantee

We are delighted to introduce our sublet guarantee, which means your investment yield is guaranteed for the first two years. Earn an impressive rental income during this period, whilst still being able to enjoy up to 10 weeks holiday per year for you and your family to use.

Our commitment goes beyond the guaranteed returns; we strive to exceed expectations, enabling you to earn even higher returns on your investment. Join us in experiencing the epitome of luxury lodge living. Find out more when you contact our team.

HOW DOES IT WORK

SELECT YOUR WEEKS

Premium August (4), July (4), Christmas / New Year (2) and May half term (1)	2
Medium April (4), May (3), June (4), September (4), October (4) and February half term (1)	2
Low November (4), December (2), January (4), February (3), March (4) - 4 weeks that have been added to low	6

During the designated Summer School Holidays, specifically the months of July and August, customers are granted a maximum of one week of premium usage out of the two available. The remaining week of premium access can be utilised on alternative dates within the premium period.









Something for everyone

Experience rest and relaxation with a range of facilities. Take a swim in the heated in-door pool. or relax in the iacuzzi and sauna.

And if you don't feel like relaxing, visit the state-of-the-art gym complete with Techno gym equipment, or head out and explore the resort - with crazy golf, putting green and ducl pond for the perfect family afternoon.







Spoilt for choice

A warm welcome and friendly atmosphere are always guaranteed when you step into Eden Bar & Restaurant. Get a taste of the English countryside with traditional dishes, from Sunday roast dinners to homemade cakes.

Whether you're tucking into a three-course meal in the restaurant or relaxing in the lounge, try one of our locally brewed real ales for a truly authentic experience.

Take a seat on the terrace and soak up the stunning views of the Eden Valley which is our restaurant's namesake.





OUR EXCELLENT FACILITIES







As well as all the wonderful things to see and do in the beautiful Lake District National Park, from walking to water skiing, we have listed some of the excellent facilities you can enjoy throughout your stay at Whitbarrow.

EDEN BAR & RESTAURANT

INDOOR HEATED POOL WITH SPLASH POOL

JACUZZI

SAUNA

STEAM ROOM

GYM WITH STATE-OF-THE-ART
TECHNOGYM EQUIPMENT

GAMES ROOM

OUTDOOR CHILDREN'S PLAY AREA

CRAZY GOLF

GIANT CHESS BOARD

PUTTING GREEN

FRISBEE GOLF

CINEMA





Get in touch

Get in touch with our team to find out more about our properties, book a tour of our grounds, or request further information about our ownership benefits.

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How to find us

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