

# Cumbrian Properties

## Lodge 23, Lowther Holiday Park



**Price Region £95,000**

**EPC-**

River fronted lodge | Fantastic views  
Open plan living | 3 bedrooms | 2 bathrooms  
Decked seating area | Close to Lake District National Park

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## 2/ LODGE 23, LOWTHER HOLIDAY PARK, EAMONT BRIDGE, PENRITH

A three bedroom, two bathroom river fronted lodge situated at Lowther Holiday Park, sold with all furniture and kitchenware included. This fantastic Park is within easy reach of Ullswater Lake and only a short walk to the picturesque Lowther Castle. The Holiday Park is open 11 months of the year closing early January and re-opens early February. Internally the property provides immaculately presented accommodation briefly comprising open plan living/dining/kitchen with access to the decked seating area, three bedrooms, Master en-suite bathroom and shower room. Having been beautifully maintained inside and out by the present owners and with the addition of a fantastic decked seating area overlooking the river makes this an exciting purchase for those looking for a tranquil retreat to enjoy with friends and family. The lodge also benefits from a touch of a button instant water drain down/re-commissioning (Caraguard) system enabling worry-free year round use. A short walk away, the Park offers a range of on-site facilities including outdoor play areas, river walks, private fishing, restaurant and bar, mini mart, picnic areas, walking and cycling tracks and games room.

The accommodation with approximate measurements briefly comprises:

**UPVC double glazed door into entrance hall.**

**ENTRANCE HALL** Cloaks area, radiator, opening to the open plan living/dining/kitchen and door to inner hall.

**INNER HALL** Radiator, doors to bedrooms, shower room, boiler cupboard and storage cupboard.

**OPEN PLAN LIVING/DINING/KITCHEN (21'3 max x 15'4 max)**

**LOUNGE AREA** Radiator, UPVC double glazed windows and UPVC double glazed French doors opening onto the decked seating area with fantastic views across the river.



DINING LOUNGE AREA

### 3/ LODGE 23, LOWTHER HOLIDAY PARK, EAMONT BRIDGE, PENRITH

**KITCHEN AREA** Fitted kitchen incorporating a one and a half bowl stainless steel sink, four ring gas hob with extractor hood above and double oven below, integrated fridge, UPVC double glazed window and ash wood effect vinyl flooring.



KITCHEN AREA

**BEDROOM 1 (15'5 max x 8')** Double bedroom with fitted bedroom furniture, radiator, two UPVC double glazed windows and door to en-suite bathroom.



BEDROOM 1

**EN-SUITE BATHROOM** Two piece suite comprising shower above panelled bath and low level WC. Chrome towel rail radiator, light ash effect vinyl flooring and UPVC double glazed frosted window.



EN-SUITE BATHROOM



SHOWER ROOM

#### 4/ LODGE 23, LOWTHER HOLIDAY PARK, EAMONT BRIDGE, PENRITH

**SHOWER ROOM** Three piece suite comprising corner shower cubicle, low level WC and vanity unit wash hand basin. Chrome towel rail radiator, UPVC double glazed frosted window and light ash wood effect vinyl flooring.

**BEDROOM 2 (9' x 7'4)** Twin bedroom with UPVC double glazed window, radiator and fitted bedroom furniture.

**BEDROOM 3 (9' x 5')** Single bedroom with UPVC double glazed window, radiator and fitted bedroom furniture.



BEDROOM 2



BEDROOM 3

**OUTSIDE** Wrap-around decked seating area enjoying fantastic views across the river, two garden stores, lawned garden and parking area.



DECKING

5/ LODGE 23, LOWTHER HOLIDAY PARK, EAMONT BRIDGE, PENRITH



VIEW

**LEASE LENGTH** 35 years to 31<sup>st</sup> January 2053.  
Pitch Fees – to be discussed with Lowther Holiday Park.

**NOTE** These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cumbrian Properties has the authority to make or give any representation or warranty in relation to the property. All electrical appliances mentioned in these details have not been tested and therefore cannot be guaranteed to be in working order.