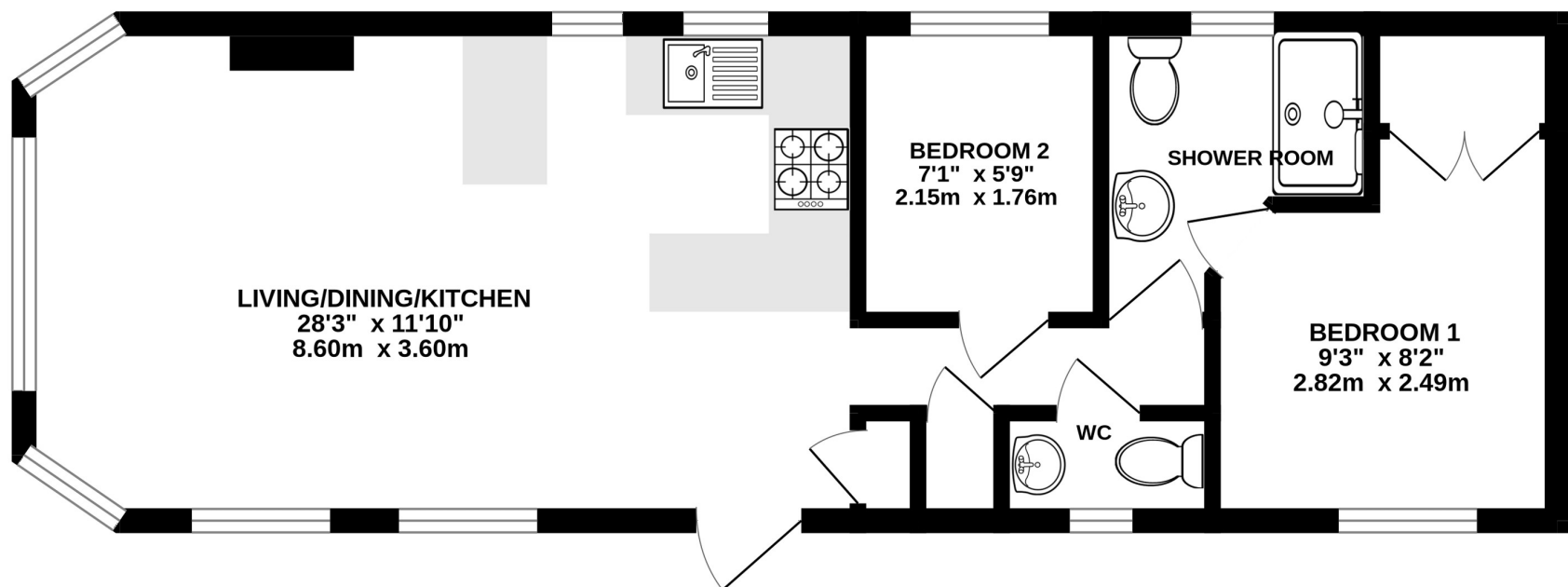




**GROUND FLOOR**  
425 sq.ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA : 425 sq.ft. (39.4 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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Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. If the property has been extended, or altered, we may not have seen evidence of planning consent or building regulation approval, although we will have made enquiries about these matters with the Vendor.





### SUMMARY

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 private position, overlooking a bend in the beautiful water cascades 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.

### ACCOMMODATION

The property benefits from an open plan living area which is subdivided into three sections.

The Living area has a panoramic window with fell views and further windows to two sides, fitted sofas and fireplace.

The dining area includes table and chairs and has a double glazed window

The kitchen area is fitted with a range of base and wall mounted units with work surfaces, fitted appliances, sink unit and with double glazed window.

Bedroom 1 has a double glazed window, fitted double bed, built in wardrobes and a door directly into the shower room

Bedroom 2 has a double bed and cupboards over bed, plus double glazed window

The shower room has doors into it from the hall and from bedroom 1. Including a double shower enclosure, hand wash basin and low level WC with a double glazed window

Separate WC with double glazed window, low level WC and hand basin

Externally there is an enclosed veranda to the front with lovely views over the park towards the fells and to the side is an enclosed area for parking two vehicles.

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

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

Council Tax Band: TBC

Tenure: Licence Agreement. Approximately 20 years remaining. For details of the agreement including the length of lease, annual service charge and ground rent, please contact us as the agent

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.

