



SCAFELL LODGE | BASSENTHWAITE LAKESIDE LODGES | KESWICK | CUMBRIA | CA12 4QZ

PRICE £65,000





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 three bedroom lodge is a rare find as it is located right by the lake shore and it includes an open plan living/dining/kitchen with doors leading out onto an enclosed veranda with stunning lake views, an inner hall, a double bedroom, a twin bedroom plus a single bedroom and a shower room. The property also benefits from two parking spaces. Finished in modern, pleasing colour schemes 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

Steps lead up from parking area to the veranda and French doors open into living/dining/kitchen

LIVING/DINING/KITCHEN

A lovely triple aspect open plan room split into three areas. The living area has fitted corner sofa, two double glazed windows to rear, gas fire with surround, double radiator, TV plinth.

The dining area has table and chairs, double glazed window to side, double radiator, double glazed door to front

Kitchen area fitted in a range of base and wall mounted units with work surfaces, LPG gas hob with extractor and oven, single drainer sink unit, space for fridge freezer and washing machine, double glazed window to front with views of the lake shore. Wood style floor throughout, door to inner hall

INNER HALL

Doors to rooms, two built in cupboards

BEDROOM 1

Double glazed window to side, double radiator, two built in double wardrobes, cupboards over bed

BEDROOM 2

Double glazed window to side, double wardrobe, double radiator

BEDROOM 3

Double glazed window to rear, double radiator, built in wardrobe

SHOWER ROOM

Double glazed window to front, double shower enclosure with thermostatic shower unit, hand wash basin with cupboards under, low level WC. Double radiator, extractor fan

EXTERNALLY

The property occupies a prime site right by the lake side with easy access for water sports. Two parking spaces. To the front and side there is a decked enclosed veranda with lovely lake and fell views and with space for dining furniture.

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

Rates & Environmental charge: £1600pa

Tenure: Licence agreement for 10 years

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

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

Private drainage

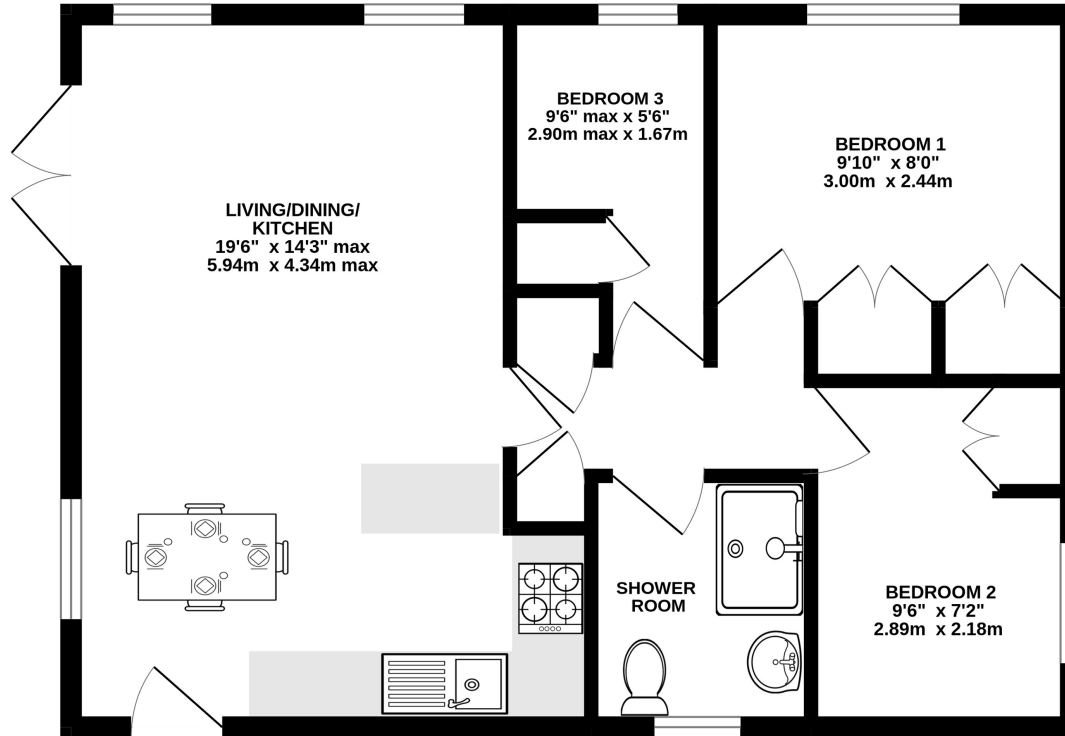
Fixtures & Fittings: Carpets, oven hob and extractor, main furniture

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
533 sq.ft. (49.6 sq.m.) approx.



TOTAL FLOOR AREA : 533 sq.ft. (49.6 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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