



NORTH LAKES COUNTRY PARK WILLERBY MANOR | TARNSIDE | SILLOTH | CUMBRIA | CA7 4NQ

PRICE £39,995





SUMMARY

To say we were stunned when we first lay eyes on this gorgeous coastal holiday home park would be an understatement! Set beside a private, tranquil lake with the ability to row, canoe or paddleboard if you wish and with a fabulous residents jetty with space to eat/drink beside the water, this pristine park really does offer something unique and not normally found on the Solway plain. Properties will enjoy gorgeous views over the lake and some even benefit from generous decking on the waterside, plus there are a number of charging points already on site for those with electric vehicles. This lovely two bedroom caravan includes an open plan living/dining/kitchen with furniture and quality appliances, a main bedroom with en-suite WC, plus a twin bedroom with separate shower room and handy allocated parking. With all this plus the sandy beaches of the Solway coast right on your doorstep and easy access to Keswick and the Lake District National Park, it really will be hard to beat!

ENTRANCE

A double glazed door leads into living/dining/kitchen

LIVING/DINING/KITCHEN

An open plan triple aspect room divided into three areas. The living area includes sliding patio doors leading out onto decking, double glazed windows to both sides, three seater and large single seater sofa, TV cabinet and display unit.

The dining area has fitted table and chairs, double glazed window, radiator

The kitchen area is fitted in a range of base and wall mounted units with work surfaces, integrated fridge freezer, 5 ring LPG hob with oven and extractor, single drainer sink unit, double glazed window to side, door to inner hall

INNER HALL

Doors to rooms, radiator

BEDROOM 1

Double glazed window to side, radiator, double bed with cupboards over, dressing table and double wardrobe, door to WC

EN-SUITE WC

Double glazed window to side, corner low level WC, pedestal hand wash basin, towel rail, cupboard housing combi boiler

BEDROOM 2

Two 2'3 beds, double glazed window to side, radiator, built in wardrobe

SHOWER ROOM

Double glazed window to side, double shower pod with thermostatic shower unit, pedestal hand wash basin, low level WC. Towel rail, extractor fan

EXTERNALLY

The property benefits from an enclosed decking to side and front with two glass panels in the middle overlooking the lake. Two parking space to one side.

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

Council Tax Band: N/A

Tenure: Licence agreement

Services: Water and LPG electric are connected, mains drainage

Site offers electric charging points for EV's

Fixtures & Fittings: Carpets and blinds, furniture, all white goods

Site Fees: £3000pa including VAT. Fees include water bill.

Site open from 1st January to 31st December each year.

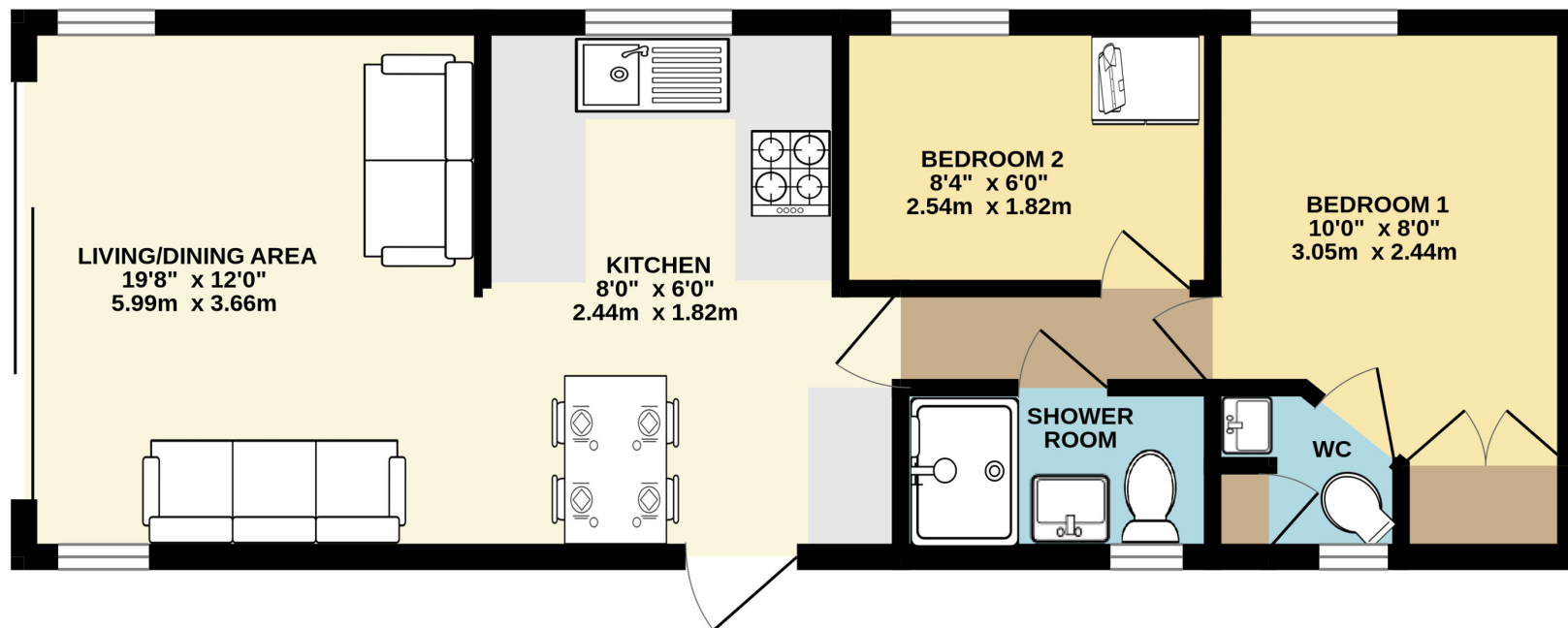
DIRECTIONS

From Cockermouth take the A595 towards Carlisle and before reaching Moota turn left on the hill top to Aspatria. Continue into the town to a staggered crossroads in the centre and head straight on down the left side of the petrol station. Continue past the left turn to Westnewton and bear left at the fork continuing on the same road. After around 2 miles take the 4th lane on the left hand side and the park entrance will be found on the left.



GROUND FLOOR

416 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA : 416 sq.ft. (38.6 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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www.lillingtons-estates.co.uk

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