



PLOT 34 HIGH CLOSE HOLIDAY HOME PARK | BASSENTHWAITE | CUMBRIA | CA12 4QX

PRICE £65,000







#### **SUMMARY**

SITE FEES PAID TO END 2026 - 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 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. The lodge itself is set in a private position and includes a triple aspect living room, a dining/kitchen, a decked veranda, a master bedroom with personal door into shower room, a second twin bedroom, plus a shower room. Plenty of parking is provided at the front. We think this wonderful lodge is a must have!

#### **ENTRANCE**

A double glazed door leads into Kitchen/Dining room

#### **KITCHEN/DINING ROOM**

Double glazed windows to either side, fitted range of base and wall mounted units with work surfaces, single drainer sink unit, LPG gas cooker with extractor, integrated fridge freezer, cupboard housing LPG combi boiler, fitted dining table and chairs, folding doors into living room, door to inner hall

#### **LIVING ROOM**

A triple aspect room with double glazed doors opening out onto veranda, double glazed windows to three side, electric fire, tv cabinet, double radiator, fitted sofa and two chairs

#### **INNER HALL**

With doors to rooms and radiator

#### **BEDROOM 1**

Double glazed window to side, double radiator, walk-in dressing room with double doors, fitted dressing table, personal door into shower room

#### **BEDROOM 2**

Double glazed window to side, two fitted 2'6 beds with cupboards over bed, radiator

#### **SHOWER ROOM**

Two double glazed windows to side, double shower enclosure with thermostatic shower unit, pedestal hand wash basin, low level WC. Storage unit, double radiator, extractor fan

#### **EXTERNALLY**

Externally there is an enclosed veranda to the front and also at the front is an enclosed area for parking two vehicles. Siting for LPG gas bottles at the side.

#### **ADDITIONAL INFORMATION**

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

Or call the park directly on: 017687 76300

Council Tax Band: TBC

Tenure: Licence agreement. For details of the agreement including the length, annual service charge and ground rent, please contact us as the agent or call site directly.

Services: Private treated borehole water supply, mains electric & LPG bottled gas.

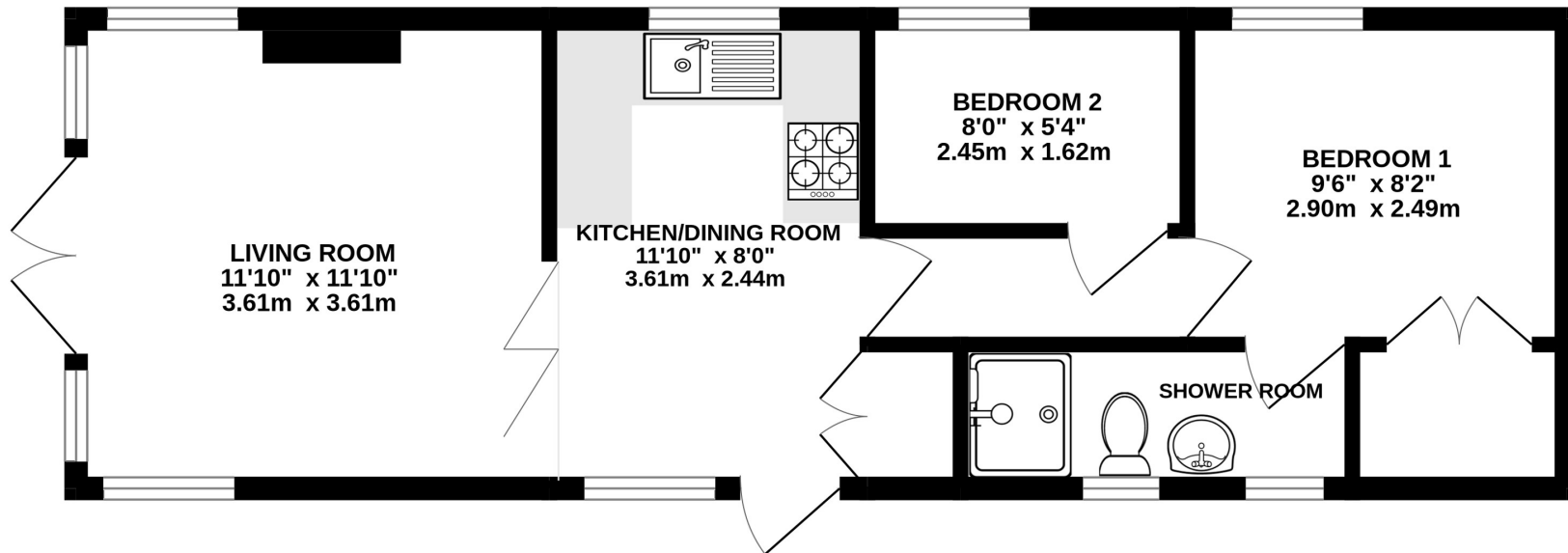
#### **DIRECTIONS**

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.





**GROUND FLOOR**  
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA : 437 sq.ft. (40.6 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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58 Lowther Street, Whitehaven, Cumbria CA28 7DP Tel: 01946 590412