



PLOT 8, LAKESIDE HOLIDAY PARK | CROW PARK ROAD | KESWICK | CUMBRIA | CA12 5EW

PRICE £160,000





SUMMARY

Beautiful locations don't come much better than this well maintained holiday home park on the edge of beautiful Derwentwater which is owned by the Camping & Caravanning Club. Lakeside Holiday Park is perfectly located for the amenities within Keswick with Booths supermarket, the Theatre by the Lake, the Alhambra cinema and a wealth of shopping, drinking and dining facilities all in easy reach. The Atlas 'Lakeland' lodge occupies a corner plot including a decent area for parking and includes an open plan living/dining/kitchen with triple aspect to allow the light to flood in, two double bedrooms (one used as a twin) and a modern bathroom. Externally an enclosed decking area allows al-fresco dining. Some improvement works to the decking area, including the re-staining of the property have already been booked in for summer 2025 and the cost is included in the sale price. This is a great opportunity to buy a holiday home in a prime location with Derwentwater access without breaking the bank! Annual site fees apply, contact agent for more details.

EPC exempt

ENTRANCE

Steps lead up from the parking area to a double glazed front door leading into living/dining/area

LIVING/DINING/KITCHEN

An open plan triple aspect room divided into three sections. The living area includes a double glazed window to front and two to side, electric fire, fitted sofas, open to inner hall. The dining area has double glazed French doors leading out onto veranda, table and chairs, radiator. The kitchen area is fitted in a modern range of base and wall mounted units with work surfaces, LPG gas hob with oven and extractor, integrated dishwasher, fridge freezer and washer/dryer, combi boiler in cupboard unit, double glazed window to rear.

INNER HALL

Doors to rooms, built in storage cupboard

BEDROOM 1

Double glazed window to rear, double radiator, built in wardrobe with sliding doors

BEDROOM 2

Double glazed window to front, double radiator, built in wardrobe with sliding doors

BATHROOM

Double glazed window to front, panel bath with shower attachment and screen, hand wash basin with cupboards under, hidden cistern WC. Tiled walls and flooring, extractor fan, chrome towel rail

EXTERNALLY

The property occupies a secluded corner site within the small development which is owned and run by the Camping & Caravanning Club. To the side of the lodge is a parking area laid with stone chippings for two vehicles and here there is a useful storage shed for bikes etc. Steps lead up to a wooden veranda which wraps round the side and front of the property, giving access to front door and providing a seating/dining terrace. Owners have private access to the shore of Derwentwater for water sports.

AGENTS NOTE

We are advised by the owner that improvement works to the outside of the lodge have been booked in with the site and will be completed summer 2025. This includes work to the fabric of the decking and the re-staining of the lodge/decking. The cost of this work is included in the asking price of the property.

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

Annual Site Fees for 2025: £5660.33+VAT (£6792.39)

Tenure: Licence Agreement - Expires 2062

Services: Mains water, LPG gas and electric are connected, mains drainage
Fixtures & Fittings: Carpets, general furniture, LPG hob, oven and extractor, integrated dishwasher, fridge freezer and washer dryer

Broadband type & speeds available: N/A

Mobile reception: Data retrieved from Ofcom dating back to December 24' indicates all networks have limited service indoors. All have signal outside

Planning permission passed in the immediate area: None known

The property is not listed

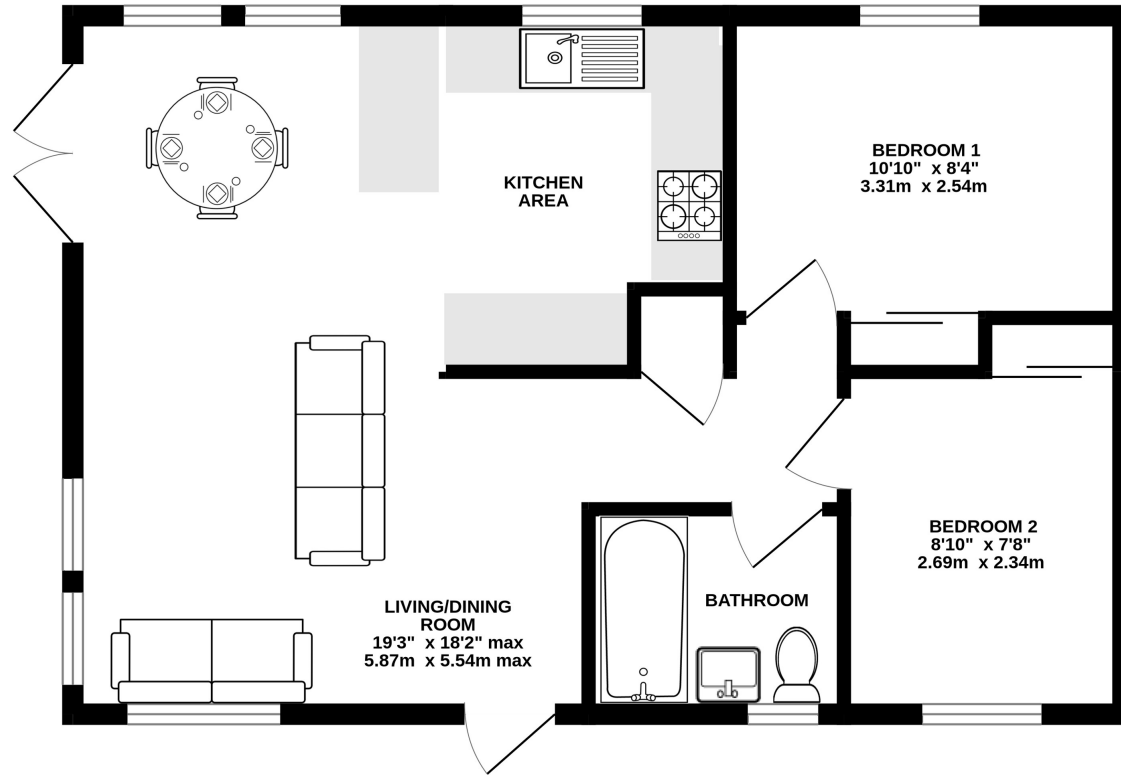
DIRECTIONS

From Cockermouth take the A66 to Keswick and after passing Braithwaite and Portinscale take the right turn to Keswick. follow the road into town passing the Premier Inn and at the mini roundabout turn right. Pass the carpark entrance to Booths supermarket on the right and the take a right turn into Crow Park Road. There are three entrances to part of the Camping & Caravanning Club site, ignore the first and take the 2nd on the right down a long straight drive. Park at the barrier at the end and make yourself known at the site managers office by the barrier.





GROUND FLOOR
558 sq.ft. (51.8 sq.m.) approx.



TOTAL FLOOR AREA : 558 sq.ft. (51.8 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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