



PLOT 4 GRASMOOR VIEW | WINSKALES | WORKINGTON | CA14 4UZ

PRICE £165,000





SUMMARY

We love this practically new, stunning 'lodge' which occupies a prime position within this small exclusive holiday development. Enjoying panoramic views to the Western Lake District fells from the composite and glass sided veranda, this is a property to see and is sold furnished and in immaculate order throughout. The accommodation includes an entrance hall with opening to a useful utility room, a generous open plan living/dining/kitchen with fitted sofas, dining table and chairs plus kitchen appliances. There are patio doors from the living room to the veranda and the kitchen also boasts a centre island with breakfast bar. An internal hall leads to the main bedroom which has a dressing room and an en-suite shower room, a second bedroom with two single beds and a full bathroom with bath, basin and WC. There is space to the front to park two vehicles. With the fells and lakes nearby and the beautiful Cumbrian coast on the doorstep this will make a wonderful, and luxurious holiday home!

EPC exempt

ENTRANCE HALL

A double glazed door leads into hall with opening to utility room and door to kitchen, double radiator, wood style flooring

UTILITY ROOM

Double glazed window to front, single drainer sink unit with cupboards under, bench seat with coat hooks above, wood style flooring

LIVING/DINING/KITCHEN

A gorgeous open plan triple aspect room split into three areas. The living area has a double glazed picture window to side, two sofas, electric stove effect fire. the dining area has double glazed window to rear with views to the fells, fitted table and chairs, double radiator, dresser unit, open to inner hall which has doors to rooms and a recessed display unit the Kitchen area is fitted in a wide range of base and wall mounted units with wood style work surfaces, single drainer sink unit, 5 ring LPG hob with extractor, oven and microwave, integrated dishwasher, fridge and freezer, centre island with breakfast bar, wood style flooring, double radiator, double glazed French doors onto veranda

BEDROOM 1

Double glazed window to front, double radiator, fitted double bed, dressing table, doors to a dressing room with hanging rails and to en-suite

EN-SUITE SHOWER ROOM

Double glazed window to side, quadrant shower enclosure with thermostatic shower unit, hand wash basin with cupboards under, low level WC. Extractor fan, chrome towel rail, wood style floor

BEDROOM 2

Double glazed window to rear, two single beds, built in wardrobe, dressing table, double radiator

BATHROOM

Double glazed window to rear, panel bath with shower attachment and screen, hand wash basin with cupboards under, low level WC. Extractor fan, chrome towel rail, cupboard housing combi boiler

EXTERNALLY

The property benefits from a parking area for two vehicles with steps leading up to a composite veranda with glass sides allowing the open views to the fells to be enjoyed.

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: 01946 590412

cockermouth@lillingtons-estates.co.uk

Annual site fees £2880pa

Tenure: Licence Agreement till 2050

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

Fixtures & Fittings: Carpets, most furniture, oven hob and extractor, integrated dishwasher and fridge freezer

Planning permission passed in the immediate area: None known

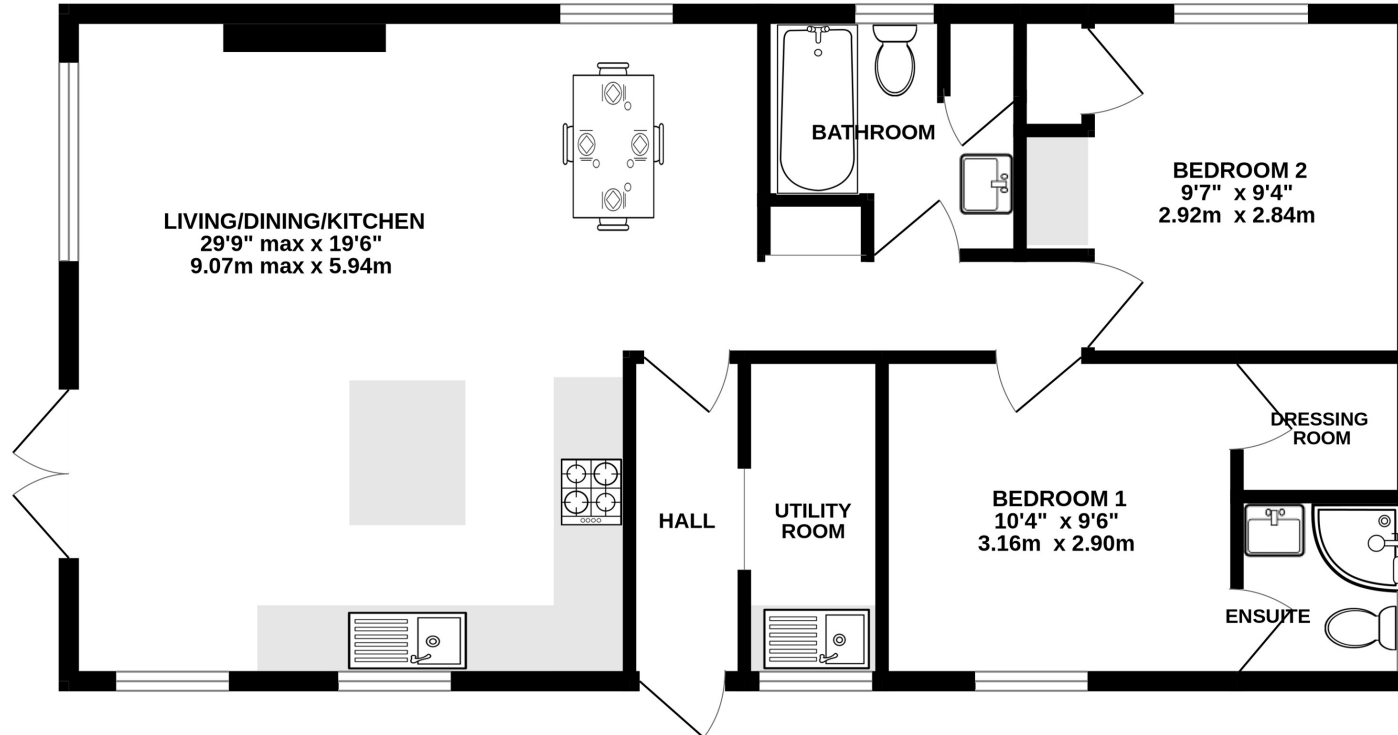
The property is not listed

DIRECTIONS

From Whitehaven head north on the A595 towards Cockermouth. Pass through Lillyhall Industrial Estate and continue on, passing Oily's pub on the right. Take the next right hand lane and the park entrance will be located on the left hand side.



GROUND FLOOR
758 sq.ft. (70.4 sq.m.) approx.



TOTAL FLOOR AREA : 758 sq.ft. (70.4 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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