



HELVELLYN LODGE BASSENTHWAITE LAKESIDE LODGES | BASSENTHWAITE | CUMBRIA | CA12 4QZ

£145,000



Lillingtons
Estate Agents



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 stunning three bedroom lodge has been upgraded and includes an open plan living/dining room which leads out onto a generous enclosed veranda with stunning lake views, a stylish kitchen area, an inner hall, a double bedroom with en-suite shower room, two further double bedrooms plus a stylish family bathroom and two parking spaces. Finished in modern, pleasing colour schemes and with quality fittings 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...

GROUND FLOOR ENTRANCE

A double glazed PVC front door leads into an open plan living/dining./kitchen.

LIVING/DINING/KITCHEN

This triple aspect room is filled with natural light and has two double glazed windows to front, a feature double glazed window to side looking on veranda and two double glazed windows to rear. The living area includes a feature chimney breast with electric fire, radiator and double glazed door with picture window beside leading onto veranda. The dining area has space for table and chairs, radiator and is open to the kitchen, wood style flooring.

The kitchen is fitted in a wide range of modern base and wall mounted units with wood effect work surfaces, single drainer sink unit with tiled splashbacks, LPG gas hob with eye level oven and combination microwave. space for washing machine., wood style flooring.

INNER HALL

With doors to rooms, built in storage cupboard

MAIN BEDROOM

Double glazed window to side, two sets of built in double wardrobes, radiator, door to en-suite

EN-SUITE SHOWER ROOM

Double width shower enclosure with electric shower unit, hand wash basin with cupboards under, low level WC. PVC splash areas, chrome towel rail wood style flooring

BEDROOM 2

Double glazed window to side, built in cupboard and wardrobe, radiator,

BEDROOM 3

Double glazed window to front, built in wardrobe and dressing table, radiator

BATHROOM

A stylish suite to include panel bath with curved screen and shower unit, hand wash basin with cupboards under, low level WC. Double glazed window to rear, chrome towel rail, extractor fan, PVC cladding to wall areas, wood style flooring

EXTERNALLY

The property benefits from two allocated parking spaces and from here a gated path leads up to a large wrap around decking veranda with plenty of space for dining furniture and loungers. Views out over the lake and across to Barf. Access to lake for water sports

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: Business rates

Tenure: Licence agreement

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

Fixtures & Fittings: Carpets

Broadband type & speed:

Known mobile reception issues: None

Planning permission passed in the immediate area: None known

The property will benefit from a licence agreement from date of purchase

Annual site fees as of 2023 - £7,554.96

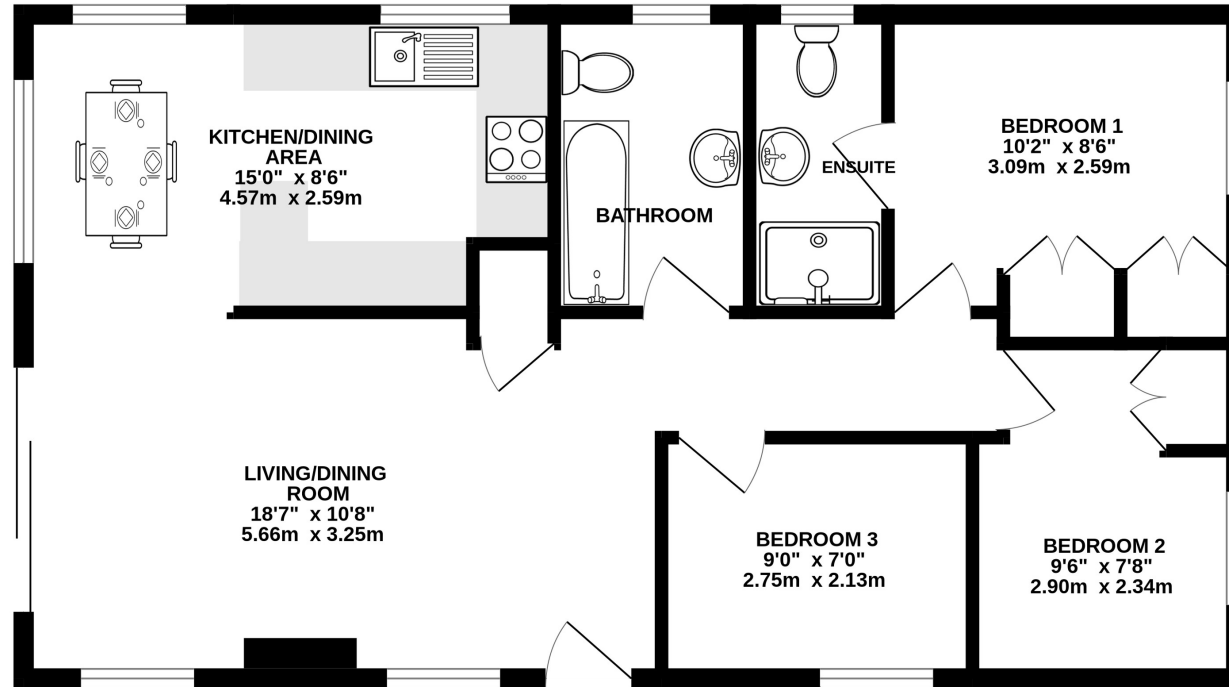
DIRECTIONS

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
677 sq.ft. (62.9 sq.m.) approx.



TOTAL FLOOR AREA: 677 sq.ft. (62.9 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.
Made with Metropix ©2024

Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. If the property has been extended, or altered, we may not have seen evidence of planning consent or building regulation approval, although we will have made enquiries about these matters with the Vendor.