



MULBERRY LODGE | SKIDDAW VIEW HOLIDAY PARK | BOTHEL | CA7 2JN

PRICE £70,000





SUMMARY

What an incredible view!... This luxurious and generously proportioned detached lodge occupies a prime elevated site on Skiddaw View Holiday Park near Bassenthwaite with absolutely stunning views down the valley to Whinlatter, Skiddaw and Bassenthwaite Lake. Located within easy reach of Keswick, The Lakes Distillery, Wildlife Park and the famous Bassenthwaite Lake Station Cafe, yet also accessible to the stunning Solway coastline and its sandy beaches, this wonderful holiday home includes an entrance hall, a gorgeous open plan living/dining/kitchen with triple aspect and doors out onto a veranda, two useful store rooms, a main bedroom with French doors and a large en-suite with freestanding type bath and separate shower enclosure. There is an enclosed decked veranda to the front to enjoy those views as you dine, and a lengthy driveway to the side. A special place to unwind, escape to and vacation...

EPC exempt

ENTRANCE HALL

A part glazed door opens into hall with doors to rooms, double radiator, wood style flooring, store room housing LPG combi boiler and with an internal door into a further store room

LIVING/DINING/KITCHEN

A generous open plan triple aspect room split into three areas. There is an abundance of natural light and fabulous views towards Skiddaw and Bassenthwaite lake.

The living area has two double glazed windows to front, a double glazed picture window onto veranda, electric fire, two fitted sofas, two double radiators, wood style flooring throughout.

The dining area has double glazed French doors out onto veranda, Velux window to rear, three double glazed windows to rear and one to corner, fitted table and chairs.

The kitchen area is fitted with a range of base units with work surfaces, centre island with inset sink unit and dishwasher, 5 ring LPG gas hob with oven and extractor, integrated fridge, Velux window to rear

BEDROOM

A generous double bedroom with double glazed French doors onto a side veranda, electric fire, Velux window to front, double radiator, doors to dressing room and en-suite

DRESSING ROOM

With hanging rail and space for drawers

EN-SUITE BATHROOM

Two Velux windows to rear, freestanding type bath with separate double shower enclosure including body jets. Pedestal hand wash basin, low level WC. Double radiator, chrome towel rail

EXTERNALLY

The property benefits from a lengthy driveway to one side with space for 3+ cars to park. The property has a side veranda with steps up and access to front door plus French doors from bedroom. There is a second larger veranda accessed from the living/dining area with space for table plus loungers and with views down towards Keswick, Bassenthwaite Lake and Skiddaw

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

Site fees apply annually. 2024 fees are £4800

Tenure: Licence Agreement. Expires 2040

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

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

Broadband type & speed: Not available on site

Mobile reception: Data retrieved from Ofcom dating back to June 24' indicates all providers have service outdoors. EE and Vodafone have no service indoors and 3/O2 have limited service indoors

Planning permission passed in the immediate area: None known

The property is not listed

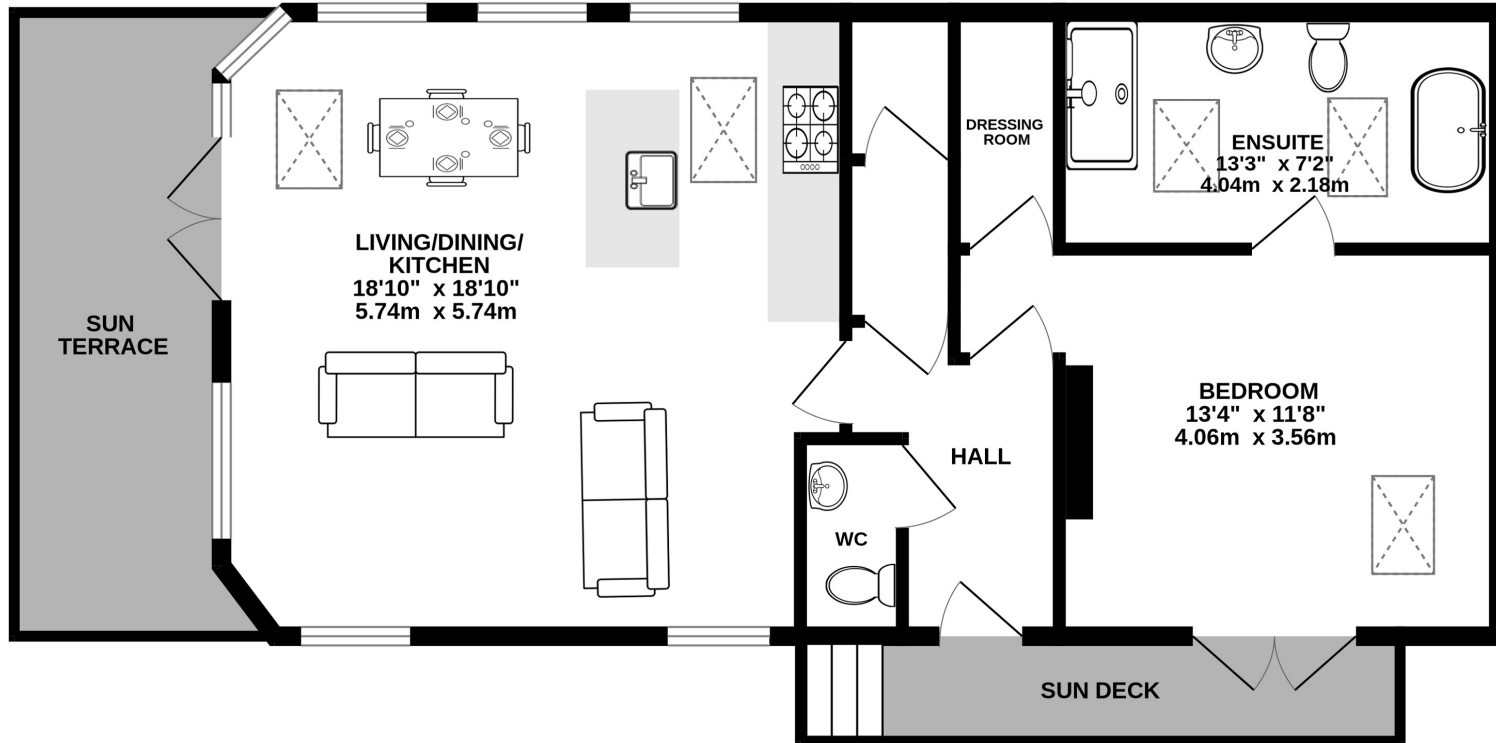
DIRECTIONS

From Cockermouth take the A595 towards Carlisle and continue past Moota to Bothel. Turn right on the A591 to Keswick and after approximately one mile turn right to Skiddaw View holiday Park. Once round the left hand bend turn right into the park. Follow the one way road round to the right passing through the caravan section and onto the lodge area. The property is located in the top right hand corner of the site.



GROUND FLOOR

718 sq.ft. (66.7 sq.m.) approx.



TOTAL FLOOR AREA : 718 sq.ft. (66.7 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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