



PLOT 38 | HIGH CLOSE HOLIDAY HOME PARK | BASSENTHWAITE | KESWICK | CA12 4QX

PRICE £56,000

**Lillingtons**  
Estate Agents



## 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 great position 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 benefits from a fantastic multi level rear decking overlooking a small stream, providing separate lounging and dining areas and the accommodation includes a double aspect living/dining room, a fitted kitchen, a master bedroom, a second twin bedroom, a shower room with access from the hall and also from the main bedroom plus a separate WC. In addition to the large rear terrace there is further decking for dining to the side and front, allowing you to follow the sun. Plenty of parking is provided at the side. We think this wonderful lodge is a must have!

## ENTRANCE

A double glazed front door leads into living/Dining/Kitchen

## LIVING/DINING ROOM

A double aspect living room with an open plan feel, double glazed French doors leading out onto veranda. Media wall with wall mounted TV and electric shower unit, two double glazed windows to front, fitted sofa and two chairs.

Dining area with window to front, fitted table and chairs, double radiator, open to kitchen, access to inner hall

The kitchen area if fitted in a range of base units with work surfaces, wall shelving, fitted gas cooker, space for washing machine, two double glazed windows to rear

## INNER HALL

Doors to remaining rooms, built in cupboard housing LPG boiler, separate coat cupboard

## BEDROOM 1

Double glazed window to front, double radiator, built in double wardrobe, double bed and bedside cabinets, personal door leading into shower room

## BEDROOM 2

Double glazed window to rear, two 2'2" beds, radiator

## SHOWER ROOM

Doors from hall and bedroom one allowing the room to be used as an en-suite. Double glazed window to rear, double shower enclosure with thermostatic shower unit, bowl sink unit with cupboards under, corner low level WC, Radiator, extractor fan



## SEPARATE WC

Double glazed window to front, low level WC. Pedestal hand wash basin, radiator

## EXTERNALLY

To the front of the property is an inset parking area for two cars with steps leading up from here onto a wrap-around decking area with separate areas to front and side for dining and access to front door. Siting for LPG gas bottles. To the rear there is a generous twin level decking area with dividing wall and set overlooking a small stream. This provides space for patio sofa set and for sun loungers.

## 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

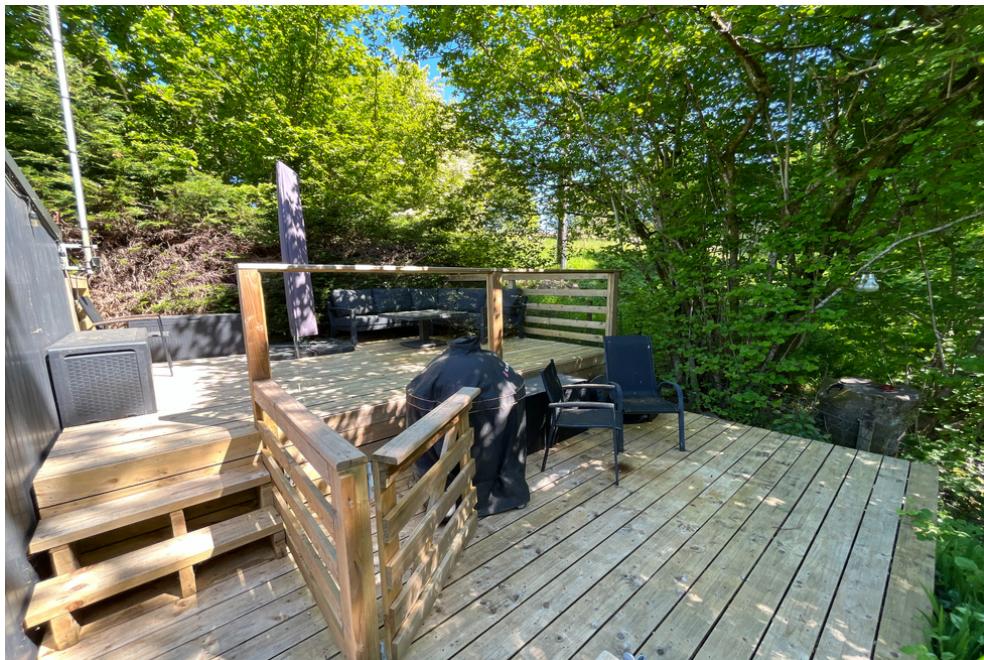
Council Tax Band: N/A

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.

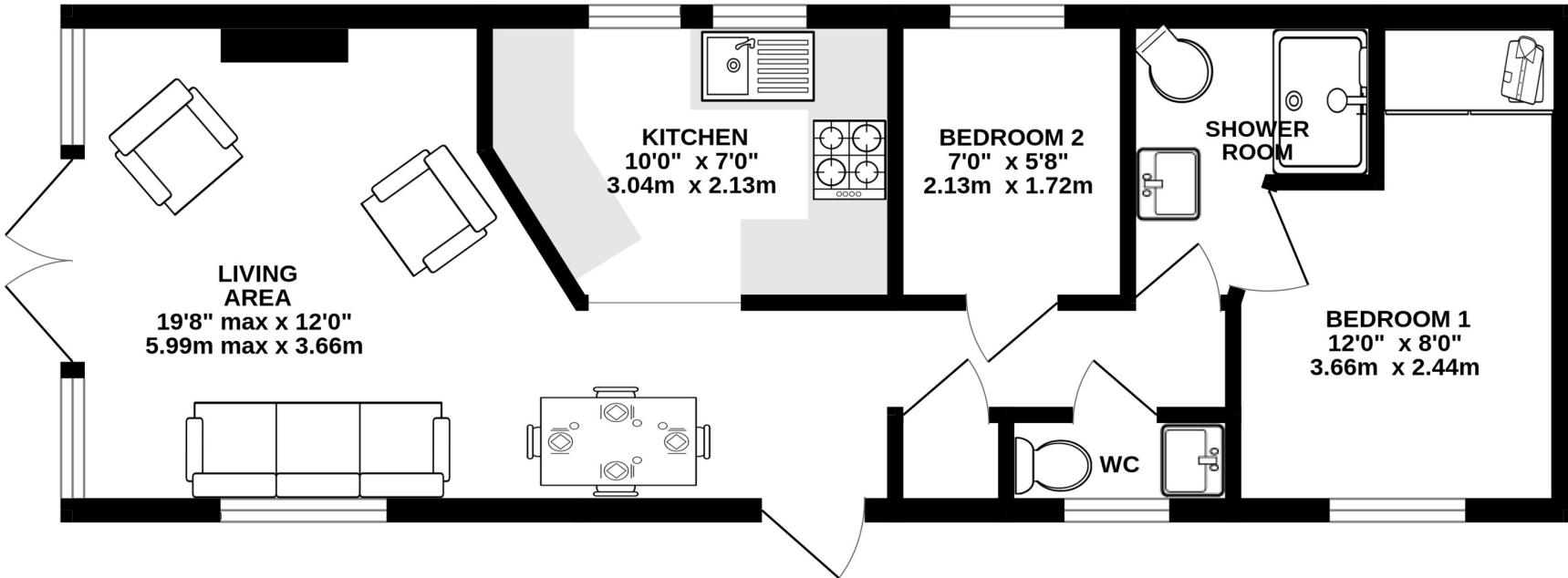
## DIRECTIONS

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

431 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA: 431 sq.ft. (40.1 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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