



WILLERBY GAINSBOROUGH | NORTH LAKES COUNTRY PARK | SILLOTH | CA7 4NQ

PRICE £71,317



Lillingtons  
Estate Agents



## SUMMARY

To say we were stunned when we first lay eyes on this gorgeous coastal holiday home park would be an understatement! Set beside a private, tranquil lake with the ability to row, canoe or paddleboard if you wish and with a fabulous residents jetty with space to eat/drink beside the water, this pristine park really does offer something unique and not normally found on the Solway plain. Properties will enjoy gorgeous views over the lake and some even benefit from generous decking on the waterside, plus there are a number of charging points already on site for those with electric vehicles. This lovely two bedroom caravan will benefit from a dining veranda with views towards the lake shore. It includes an open plan living/dining/kitchen with furniture and quality appliances, a main bedroom with en-suite WC, plus a twin bedroom with separate shower room and handy allocated parking. With all this plus the sandy beaches of the Solway coast right on your doorstep and easy access to Keswick and the Lake District National Park, it really will be hard to beat!

## ENTRANCE

A double glazed entry door leads into Living/Dining/Kitchen

## LIVING/DINING/KITCHEN

A lovely open plan living space which is divided into three areas. The living area has double glazed sliding doors to side with picture windows to either side, two double glazed windows to rear and one to front, two double radiators, two sofas and TV cabinet

The kitchen/dining area is fitted in a wide range of stylish units with contrasting worktops, single drainer sink unit, LPG gas hob with extractor, eye level double oven and microwave, integrated appliance. Dining table and chairs, double glazed window to rear, door to inner hall

## INNER HALL

Doors to all rooms

## BEDROOM 1

Double glazed window to side, panelling behind fitted king size bed with pelmet pendant lights, bedside tables, double radiator, corner dressing table with recess above for TV, built in wardrobe, door to WC

## EN-SUITE WC

Double glazed window to front, pedestal hand wash basin and low level WC. Wall shelving and mirror, heated towel rail, wood style flooring, extractor

## BEDROOM 2

A twin room with two beds, beside table, cupboards over bed and wardrobe, double glazed window to rear, double radiator

## SHOWER ROOM

Double glazed window to front, double shower enclosure with shower unit, bowl style sink on cupboard unit, low level WC. wall shelving for products, heated towel rail, extractor, wood style flooring

## EXTERNALLY

The property occupies an elevated site with lovely views over the lake. there is parking for two vehicles. The property will benefit from a decked veranda for seating/dining. The park also benefits from a communal pier with space for entertaining and a small area of sand on the shore.

## 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

Tenure: Licence agreement

Services: Water piped LPG gas and electric are connected, mains drainage

Fixtures & Fittings: Carpets and blinds, furniture, all white goods

Site Fees: £3000pa including VAT. Fees include water bill.

Site open from 1st January to 31st December each year.

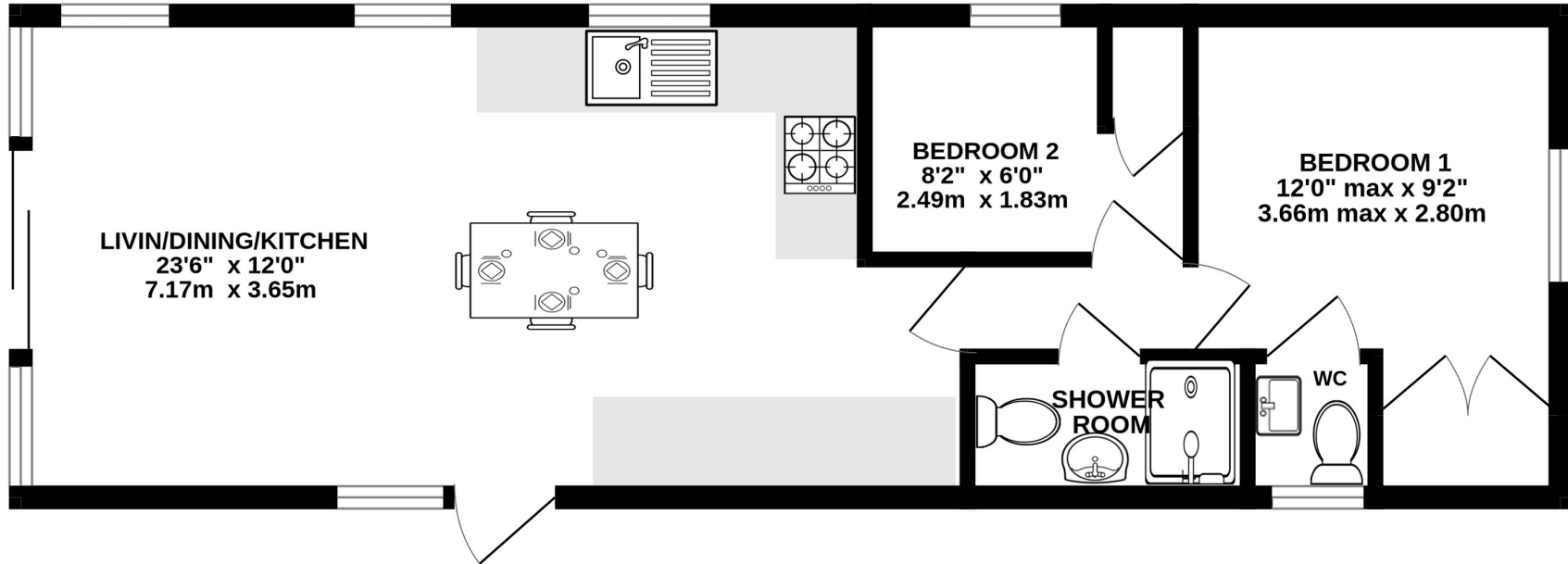
## DIRECTIONS

From Cockermouth take the A595 towards Carlisle and before reaching Moota turn left on the hill top to Aspatria. Continue into the town to a staggered crossroads in the centre and head straight on down the left side of the petrol station. Continue past the left turn to Westnewton and bear left at the fork continuing on the same road. After around 2 miles take the 4th lane on the left hand side and the park entrance will be found on the left.



# GROUND FLOOR

458 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA : 458 sq.ft. (42.5 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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