



PLOT 107 RAMBLERS RETREAT | BRIGHAM CARAVAN PARK | BRIGHAM | CA13 0XH

PRICE £44,100





#### **SUMMARY**

This stylish recently constructed holiday home is located in a prime position within this popular park, siding onto a former quarry lake making it a secluded and private property. The accommodation includes an open plan double aspect living area, a fitted kitchen with dining area, a main bedroom with en-suite WC, a twin bedroom and a modern shower room. Furniture is included in the sale. Externally there is an enclosed veranda plus an allocated parking space. Brigham caravan park is open all year round and sub-letting is allowed, making this a very attractive opportunity.

#### **ENTRANCE**

A double glazed entry door leads into kitchen/dining room

#### **LIVING/KITCHEN/DINING ROOM**

A lovely, light and airy open plan room divided into three areas. The living area has two double glazed picture windows to side plus other double glazed windows to front and side, corner sofa set, tv cabinet, radiator.

The kitchen/dining area is fitted in a modern range of base and wall mounted units with work surfaces, single drainer sink unit, LPG gas hob with oven and extractor, integrated fridge freezer, fitted microwave, double glazed window to side, dining table and chairs, double radiator, open into inner hall

#### **INNER HALL**

Doors to bedrooms and shower room

#### **BEDROOM 1**

Double glazed window to front, radiator, double wardrobe, dressing table, door to en-suite WC

#### **EN-SUITE WC**

Double glazed window to rear, pedestal hand wash basin and low level WC. Storage cupboard unit

#### **BEDROOM 2**

Double glazed window to side, two 2'4 beds, built in wardrobe, radiator

#### **SHOWER ROOM**

Double shower enclosure with thermostatic shower unit, hand wash basin in cupboard unit, with fitted wall mirror, low level WC. Extractor fan, radiator, double glazed window to front

#### **EXTERNALLY**

The property occupies a lovely, quiet plot, at the end of a cul de sac and siding onto a former quarry site with an abundance of wildlife to watch from an enclosed wooden veranda on the front. There is also a block paved parking space adjacent to the caravan.

#### **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 - call agent for more information.

The site is open all year round and properties can be let out.

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

Fixtures & Fittings: Carpets, majority of fitted furniture, oven hob and extractor, fridge freezer and microwave

Annual site fees apply: Fee's for 2023 are £240pm

#### **DIRECTIONS**

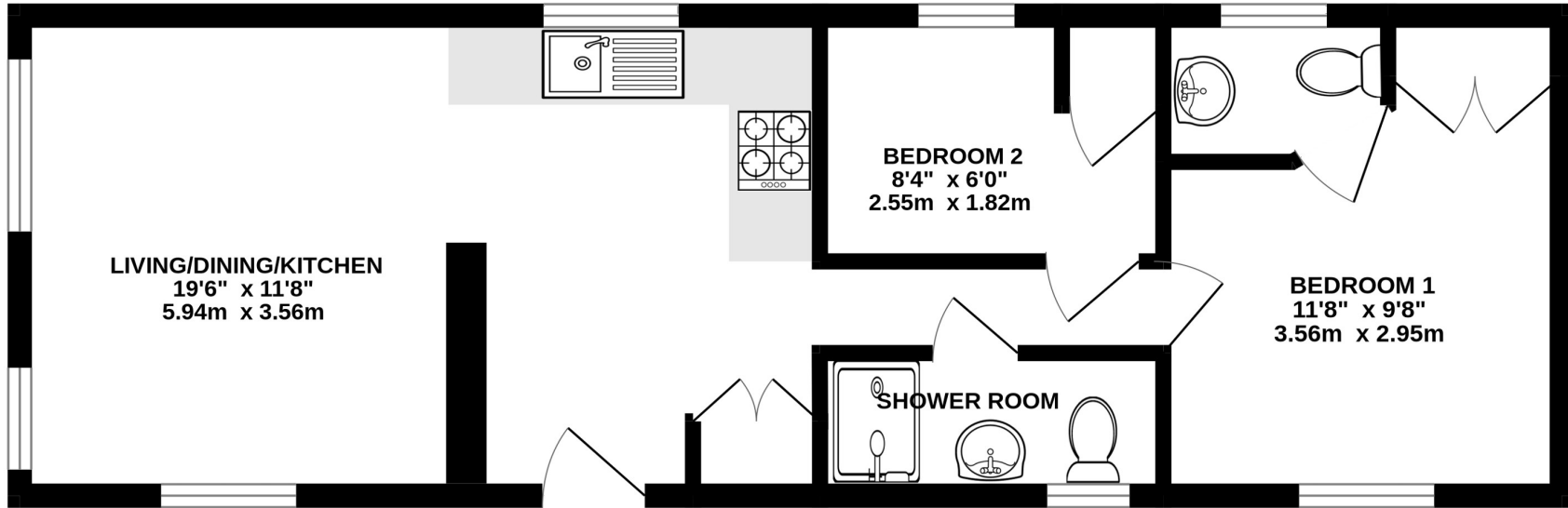
From Cockermouth take the A66 towards Workington and turn left to Brigham, passing the church. Follow the road round the tight right hand bend and then turn left. The entrance to the holiday home park will be on the right hand side.





# GROUND FLOOR

433 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA : 433 sq.ft. (40.2 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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