



PLOT 32 | HIGH CLOSE HOLIDAY HOME PARK | BASSENTHWAITE | KESWICK | CUMBRIA |  
CA12 4QX

PRICE £85,000







## SUMMARY

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 beautifully set 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 stylish lodge is set in an enviable position overlooking the park with views over woodland to the fells and inside has been restyled to give it a modern feel. The accommodation includes a double aspect living room with contemporary style multi fuel stove, a separate dining room, a generous separate fitted kitchen, two double bedrooms each with built in wardrobes, plus a stylish shower room. French doors from the dining room open onto a gorgeous veranda with space for lounge and dining furniture. Plenty of parking is provided at the side. We think this wonderful lodge is a must have!

## ENTRANCE HALL

Steps lead up to a centrally positioned front door into hall with doors to rooms, radiator, wood style flooring

## LIVING ROOM

A double aspect room with double glazed windows to front and side, two double radiators, contemporary style multi fuel stove on slate style hearth, coved ceiling, wood style flooring, door to kitchen and opening into dining room

## DINING ROOM

Another double aspect room with double glazed French doors onto veranda and double glazed window to side, radiator, coved ceiling, wood style flooring

## KITCHEN

Double glazed window to side, fitted range of base and wall mounted units with work surfaces, single drainer sink unit, LPG hob with oven and extractor, space for dishwasher, cupboard housing LPG combi boiler, radiator, wood style flooring

## BEDROOM 1

A double bedroom with double glazed window to side, radiator, wardrobes along one wall

## BEDROOM 2

A further double bedroom with double glazed window to side, radiator, wardrobes along one wall

## SHOWER ROOM

Double glazed window to side, double shower enclosure with thermostatic shower unit, hand wash basin with cupboards under, low level WC. Mirror fronted medicine cabinet, extractor fan, wood style flooring

## EXTERNALLY

To one side of the property there is a parking area, siting for LPG gas bottles. Steps lead up to a frontal decking area with ample space for loungers plus dining table which enjoys views out over the park, past the forest to the fells beyond. Separate steps at the side lead to hall.

## 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.







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.

[www.lillingtons-estates.co.uk](http://www.lillingtons-estates.co.uk)

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