



WILLERBY DORCHESTER | NORTH LAKES COUNTRY PARK | TARN SIDE | SILLOTH | CA7  
4NQ

PRICE £99,995







## 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 brand new fully electric two bedroom lodge with air conditioning is set in a stunning lakeside position with a wonderful dining veranda right on the lake shore. It includes an open plan living/dining/kitchen with furniture and quality appliances, a main bedroom with en-suite bathroom and dressing room, plus a twin bedroom with separate shower room and handy allocated parking. All this and with the sandy beaches of the Solway coast right on your doorstep and easy access to Keswick and the Lake District National Park, this really will be hard to beat!. Annual site fees apply, contact agent for more information.

## ENTRANCE

A double glazed door leads into Living/dining/kitchen

## LIVING/DINING/KITCHEN

A beautiful open plan room including three separate areas. the living area enjoys gorgeous views out over the veranda to the tarn and is accessed via double sliding doors with picture windows to each side, fitted furniture and sofas, TV unit, Double glazed window to front, two double glazed windows to rear, two double radiators.

The kitchen/dining room is fitted in a wide range of base and wall mounted units with work surfaces, single drainer sink unit, electric hob with extractor and oven under, integrated appliances including fridge freezer, wine cooler, dishwasher, circular dining table and chairs, double glazed window to front, door to inner hall

## INNER HALL

Doors to rooms

## BEDROOM 1

A lovely room with air conditioning, double bed and fitted furniture including bedside tables and dressing table, two double glazed windows to front, radiator, door to dressing room with racking and drawers, plus cover for electric boiler, door to en-suite

## EN-SUITE BATHROOM

Fitted with panel bath, shower attachment and screen, bowl sink unit on cupboard top with storage under, hidden cistern WC with storage cupboard over, double glazed window to side, towel rail, extractor fan

## BEDROOM 2

A twin bedroom with two single beds, double glazed window to rear, bedside table and cupboards over bed, built in wardrobe, radiator

## SHOWER ROOM

Double glazed window to front, enclosed shower pod with thermostatic shower unit, bowl style sink unit set on cupboard unit, low level WC. Towel rail, extractor fan

## EXTERNALLY

The property is set in a stunning setting on the lake shore and benefits from a large, shaped veranda with glass sides allowing the best views over the water. There is ample parking to the side with a private electric car charger and 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](mailto:cockermouth@lillingtons-estates.co.uk)

Council Tax Band: N/A

Tenure: Licence agreement

Services: Water, 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

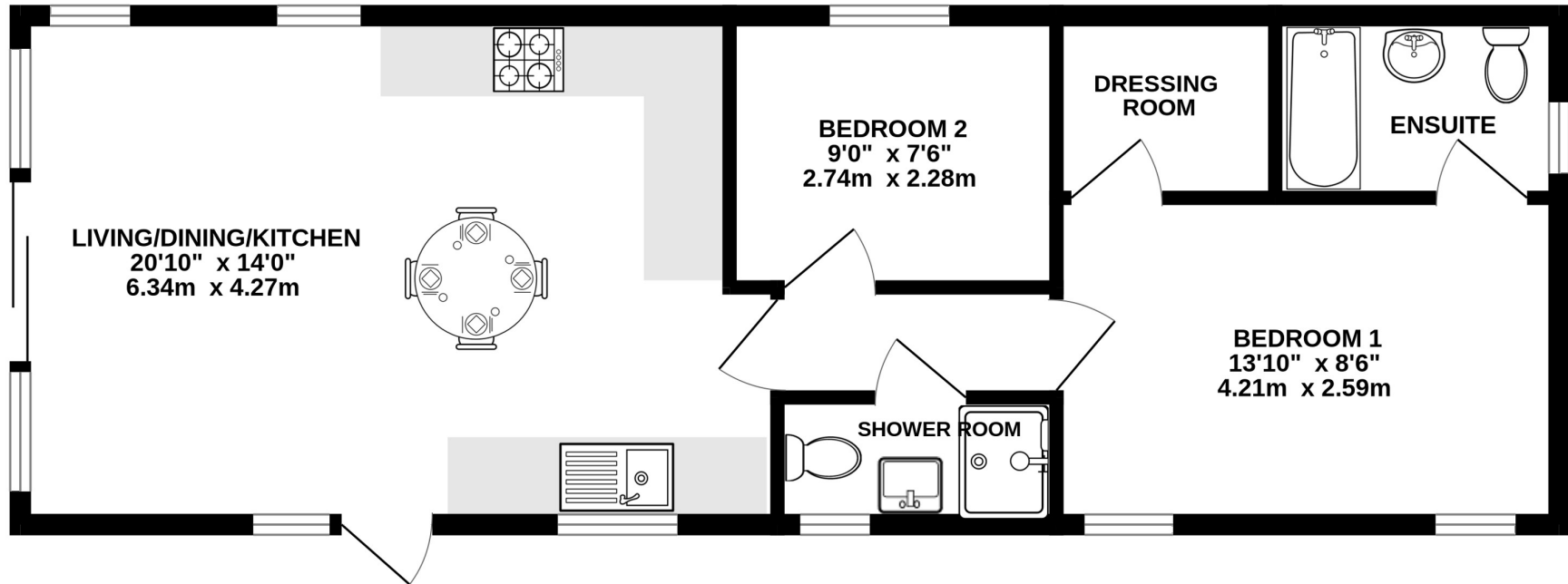
From Cockermouth take the A595 towards Carlisle and before reaching Moota turn left on the hill top to Aspatria. Continue into the town to a staggered crossroads in the centre and head straight on down the left side of the petrol station. Continue past the left turn to Westnewton and bear left at the 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**  
592 sq.ft. (55.0 sq.m.) approx.



TOTAL FLOOR AREA : 592 sq.ft. (55.0 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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