



VICTORY FARADAY | GREEN MEADOWS COUNTRY PARK | BLACKFORD | CARLISLE | CA6  
4EA

PRICE £149,995

 **Lillingtons**  
Estate Agents





## SUMMARY

Tucked away in the village of Blackford near Carlisle, Green Meadows Country Park offers the perfect blend of countryside calm and unbeatable convenience. With the historic City of Carlisle, the sweeping Solway Coast, the Lake District's iconic landscapes, and the wonders of Hadrian's Wall all within easy reach, it's an ideal base for exploring the very best of the region. Open all year round and fully pet-friendly, the park is centred around a tranquil ornamental lake complete with a fountain — a peaceful backdrop for morning coffees, evening strolls, and everything in between. This wonderful three bedroom lodge was built in 2022 to BS3632 Residential Specification and includes upgraded Canexel cladding, measuring 42'x20'. It includes a light and airy triple aspect living/dining/kitchen, a main bedroom with en-suite, two further twin bedrooms and a family bathroom. The lodge is set on the perimeter of the park overlooking fields behind and also includes an enclosed composite decking plus a sunken hot tub. Whether you're searching for a cosy weekend bolt-hole or a serene place to settle into retirement, Green Meadows Country Park is a haven designed to welcome you home.

## ENTRANCE PORCH

A double glazed PVC front door leads into porch area with triple built-in storage cupboard housing LPG Combi boiler, space for washing machine and storage space for coats and decking cushions. Radiator, wood style floor, opening into inner hall.

## INNER HALL

Doors to all rooms, radiator

## LIVING/DINING/KITCHEN

A generous open plan room subdivided into three separate areas:

The living area is fitted with a corner sofa, separate chair, TV cabinet, sideboard and coffee table. There are two double glazed windows to front with fitted blinds and a triple width double glazed picture window to side overlooking the hot tub. Corner mounted electric stove effect fire, double radiator

The dining area with fitted family size table and chairs, double glazed window to rear with blinds, double radiator, sliding patio doors lead out onto decking.

The kitchen area includes a comprehensive range of stylish base and eye level units with matching worktops, single drainer sink, unit five ring LPG gas hob with oven and extractor hood, integrated fridge and freezer, built-in microwave, wine rack and breakfast bar. Double glazed window to rear with fitted blinds, wood style flooring.

## BEDROOM 1

Double glazed window to rear, fitted double bed with headboard and bedside cabinets, fitted double wardrobe, built-in dressing table and mirror, space for wall mounted TV, radiator, door to ensuite

## EN-SUITE SHOWER ROOM

Double glazed window to side, built-in double shower enclosure with thermostatic twin head shower unit, bowl style sink unit on plinth with storage under, built in mirror, low-level WC, heated towel rail, extractor fan

## BEDROOM 2

Double glazed window to front, fitted twin beds (but will easily accommodate a double), built-in double wardrobe, built-in dressing table with mirror, wall mounted point for TV, radiator

## BEDROOM 3

Double glazed window to rear, fitted twin single beds with bedside cabinet, double wardrobe, radiator

## BATHROOM

Fitted with panel bath, shower attachment and glass screen, bowl style sink unit with storage under and low-level WC. Double glazed window to front, towel rail, extractor fan, wood style flooring.

## EXTERNALLY

The lodge benefits from an enclosed generous area of composite decking. There is a sunken hot tub and space for a corner rattan sofa set with coffee table. From here views over fields can be enjoyed. To one side there is a tarmac parking area for two vehicles.

## 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: 07777 756721

Council Tax Band: A

Tenure: Lifetime Residential Licence agreement. Annual service charge £3,000 + VAT.

Services: Mains water supply, mains electric & LPG metered gas

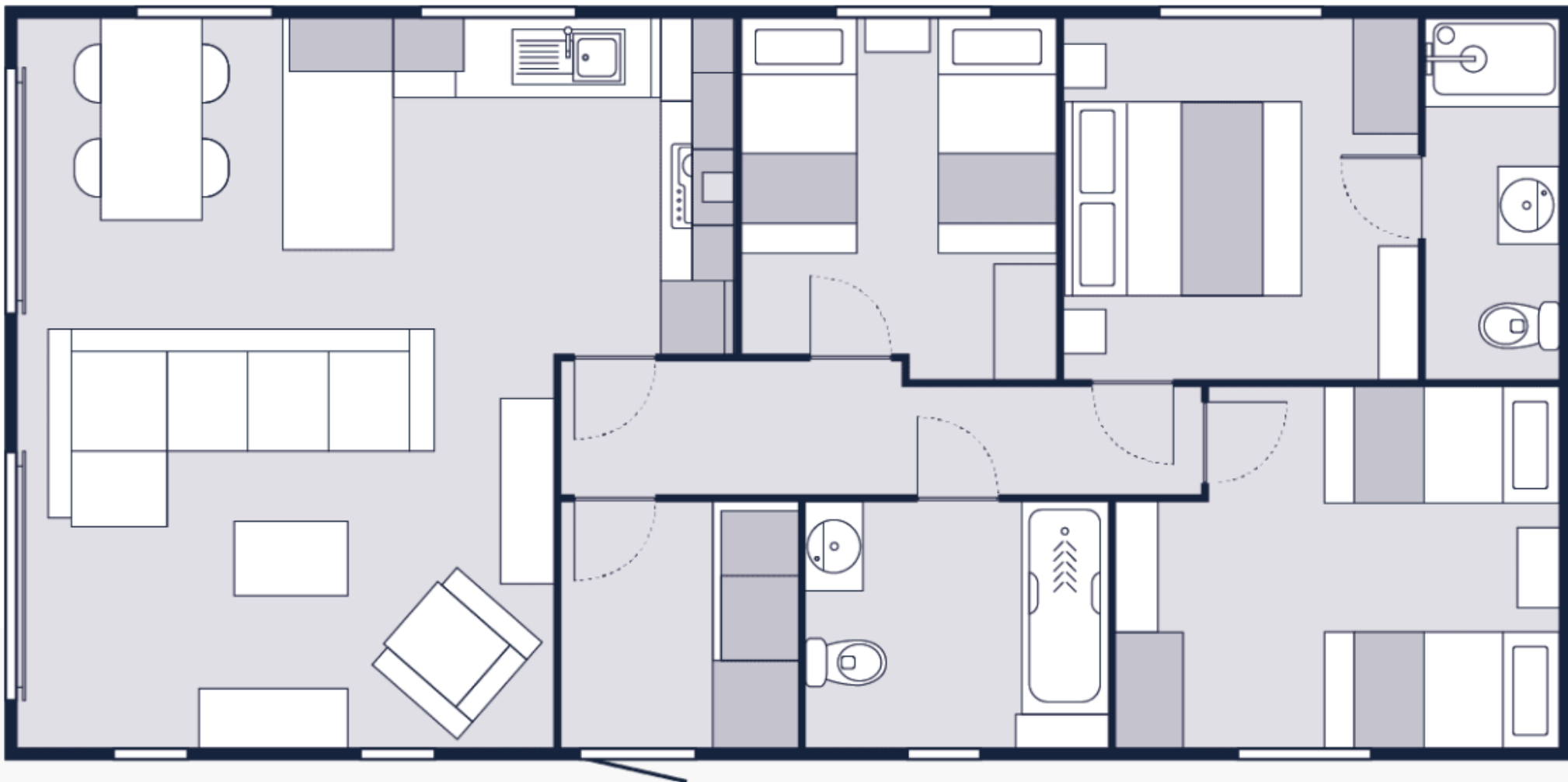
## DIRECTIONS

From The M6 J44 take the A7 northbound towards Longtown. Continue through Harker and take the third turning on the right. At the next junction turn right and then right again into the signposted entrance to the park.

What3Words: armrest.breath.scanty







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)

58 Lowther Street, Whitehaven, Cumbria CA28 7DP Tel: 01946 590412