



PLOT 20 BASSENTHWAITE LAKESIDE LODGES | BASSENTHWAITE | KESWICK | CA12 4QZ

PRICE £155,000





### SUMMARY

Don't miss this fantastic opportunity to purchase a fantastic lodge with a licence enabling you to let it out to produce income.

Set on the picturesque shores of idyllic Bassenthwaite Lake in the English Lake District this small, friendly holiday home park of 56 lodges is a real treat for those drawn to the lakes & fells or interested in nature and wildlife. Rated 5\* by the English Tourism Council, Bassenthwaite Lakeside Lodges, which benefits from its own sailing access to the lake, makes for the perfect retreat within this World Heritage Site. This stylish, modern two bedroom lodge includes an open plan triple aspect living/dining/kitchen which leads out onto an enclosed veranda with lake views, inner hall, a double bedroom, a twin bedroom plus family bathroom and two parking spaces. Finished in modern, pleasing colour schemes and with quality fittings we know one viewing is all it will take to fall in love! Come relax by the lakeside and watch the Otters, Ospreys or Red Squirrels play...

### ENTRANCE

A double glazed door on side terrace leads into living/dining/family room

### LIVING/DINING/KITCHEN

An open plan room with triple aspect and subdivided into three separate areas.

The living area includes triple double glazed window to side with a view over the lake, double glazed window to front, corner mounted electric stove effect fire, double radiator, fitted corner sofa and chair.

Dining area is fitted with family dining table and chairs, sliding double glazed patio door to veranda, double glazed window to rear, double radiator

Kitchen area is fitted with a wide range of base and eye-level units with work surfaces, single drainer sink unit, five ring LPG hob, oven and extractor hood, integrated microwave, fridge and freezer, dishwasher, double glazed window to rear.

Opening to a lobby with doors to bedrooms.

### BEDROOM 1

Double glazed window to side, fitted double bed with bedside cabinets, fitted dressing table with mirror, fitted double wardrobe, double radiator, built-in cupboard housing Combi boiler

### BEDROOM 2

Double glazed window to side, two fitted single beds, single wardrobe and bedside table, radiator

### BATHROOM

Fitted with panel bath, shower attachment and glass screen, bowl style sink unit in vanity unit, low-level WC, double glazed window to front, heated towel rail, extractor fan

### EXTERNALLY

The property benefits from a generous Veranda which enjoys a panoramic view over Bassenthwaite lake. There is a parking area for two vehicles with steps leading up to front door.

### 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)

The property will benefit from a 40 year sub-letting rental licence agreement

Annual site fees as of 2026/7 - £8022.27 - Fees for 2026 are included in purchase price.

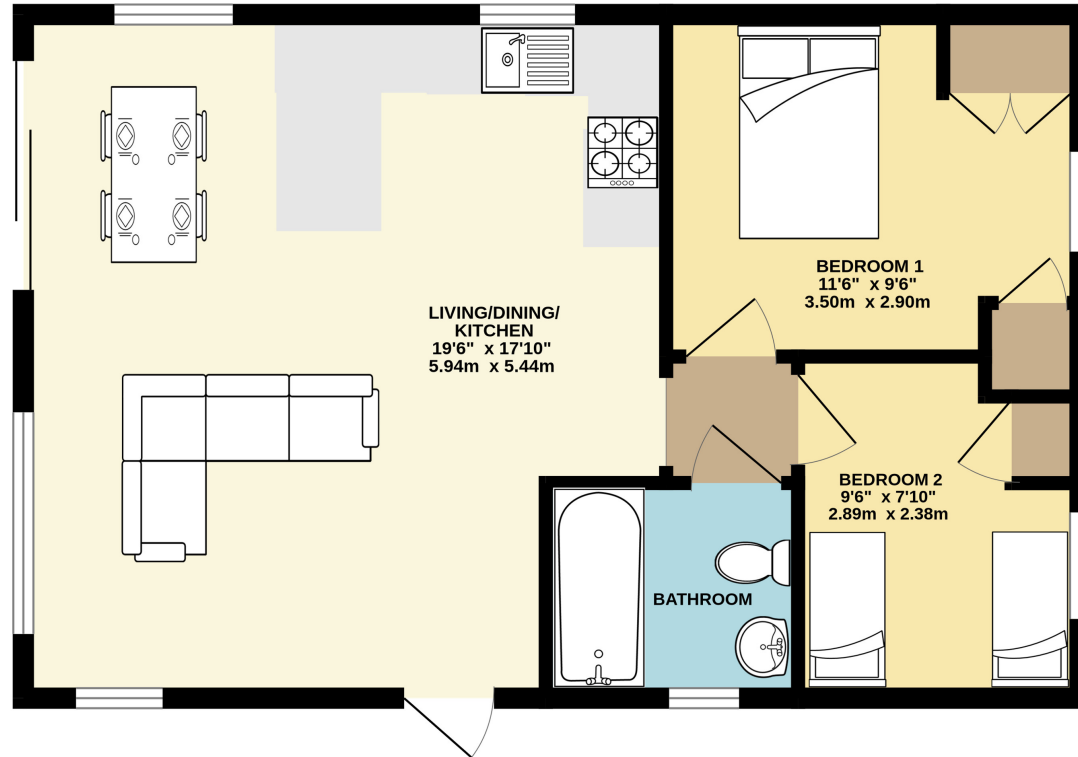
### DIRECTIONS

From Keswick take the A591 northwards towards Bassenthwaite. Pass Mirehouse historic house and Dodd Wood carpark, then at a right hand bend in the road turn left down a single track lane. Ignoring all turnings, Bassenthwaite Lakeside Lodges is located at the very end of this lane. The Site office is located by the lake edge.

What3words: [revolts.investors.twitching](https://www.what3words.com/revolts.investors.twitching)



GROUND FLOOR  
557 sq.ft. (51.7 sq.m.) approx.



TOTAL FLOOR AREA : 557 sq.ft. (51.7 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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