



NORTH LAKES COUNTRY PARK PLOT NP18 | TARNSIDE | SILLOTH | CA7 4NQ

PRICE £72,000





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. This stunning residential spec two bedroom lodge is set in a stunning position with a lake view and a wonderful dining veranda. It includes an open plan living/dining/kitchen with furniture and quality appliances, a main bedroom with en-suite shower 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 HALL

A part glazed front door leads into hall which is L-shaped and has doors to rooms, radiator, seat with coat hooks over

LIVING/DINING/KITCHEN

A fabulous triple aspect open plan area split into three sections. The living area has double glazed French doors leading out onto veranda with a view over the tarn, two picture windows to the side, two double glazed windows to front and two to rear, three and two seat sofas, USB power sockets, electric stove effect fire with remote, two double radiators, two ceiling Bluetooth speakers.

Dining area with table plus four chairs. The kitchen area is fitted in a range of base and wall mounted units with wood style work surfaces, double glazed window with blinds, Velux window to rear, single drainer sink unit, 5 ring LPG gas hob and double oven, integrated microwave, fridge freezer, dishwasher and washing machine, wall mounted boiler in cupboard

BEDROOM 1

Double glazed picture window to side with blinds, double glazed window to rear, double bed with beside cabinets, three fitted wardrobes, window seat, dressing table, double radiator, USB socket, door to en-suite

EN-SUITE SHOWER ROOM

Double glazed window to front with blinds, double shower enclosure with thermostatic shower unit, wall mounted hand basin, low level WC. Towel rail, medicine cupboard, extractor fan

BEDROOM 2

Double glazed window to front with blinds, two 2'6" beds, built in wardrobe and dressing table, double radiator, USB socket

SHOWER ROOM

Double glazed window to rear with blinds, double shower enclosure with thermostatic shower unit, wall mounted hand basin, low level WC. Towel rail, built in cupboard, extractor fan

EXTERNALLY

To one side of the property there is a parking area for two vehicles. Steps lead up onto a wrap-around veranda with access to front door. On the lake side of the property the veranda widens and offers plenty of space for patio set with a view out over the tarn.

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

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.

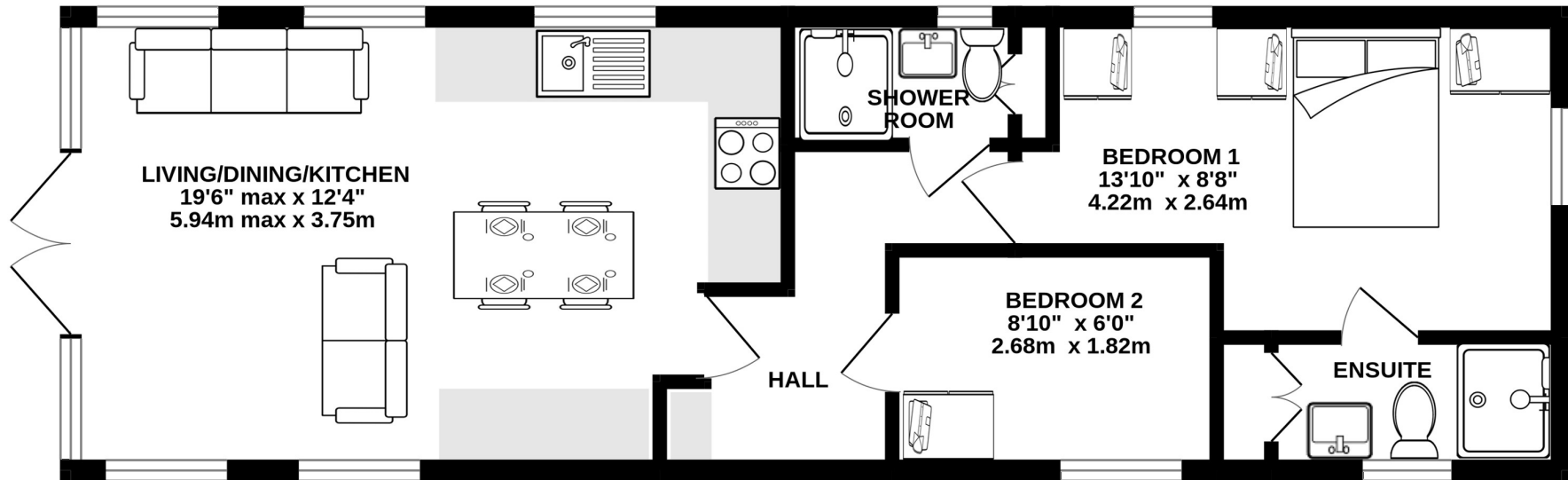
DIRECTIONS

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

498 sq.ft. (46.3 sq.m.) approx.



TOTAL FLOOR AREA : 498 sq.ft. (46.3 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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www.lillingtons-estates.co.uk

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