



PLOT 9 GRASMOOR VIEW | WINSCALES | WORKINGTON | CA14 4UZ

PRICE £65,000





SUMMARY

We love this practically new, stunning 'lodge' which occupies a prime position within this small exclusive holiday development. This stylish property is sold furnished and in immaculate order throughout. The accommodation includes an entrance hall, a generous open plan living/dining/kitchen with fitted sofas, breakfast bar and chairs plus kitchen appliances, a stylish main bedroom which has a dressing area and an en-suite shower room, a second bedroom plus a modern fitted shower room. There is space to the front to park two vehicles. With the fells and lakes nearby and the beautiful Cumbrian coast on the doorstep this will make a wonderful, and luxurious holiday home!

EPC exempt

ENTRANCE HALL

A double glazed entry door leads into a hall with double glazed window to front, doors to rooms, built in cupboard with double doors

LIVING/DINING/KITCHEN

A stunning open plan room split into three areas. Living area with double glazed French doors to side, two windows to side, two to the front and one to rear, two fitted sofas, radiator

Dining area with double glazed window to rear, radiator, breakfast bar

The kitchen area is fitted in a stylish modern range of contrasting colour base and wall units with worktops, single drainer sink unit with double glazed window to front, LPG gas hob with oven and extractor, integrated microwave, dishwasher and fridge freezer

BEDROOM 1

Double glazed picture window to front, double bed with bedside table, radiator, two sets of sliding mirror doors, one leading to a dressing area with storage shelving and hanging rail and the other to en-suite

EN-SUITE SHOWER ROOM

Double glazed window to rear, double shower enclosure with shower unit, bowl style sink unit with cupboards under, low level WC. Ladder style radiator, extractor fan

BEDROOM 2

Double glazed window to rear, radiator, single bed plus bedside table, fitted cupboard



SHOWER ROOM

Velux window to rear, double width shower enclosure with thermostatic shower unit, bowl sink unit with cupboard under, low level WC. Ladder style radiator, extractor fan, wood effect flooring

EXTERNALLY

The plot for the property has space for a wrap around decking and allocated parking area.

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: 01946 590412

whitehaven@lillingtons-estates.co.uk

Council Tax Band: TBC

Tenure: Licence agreement via park owners (believed to be till 2050). Site fees for 2025 £260pcm

Services: Mains water (cost included in site fees), LPG gas via bottled supply and electric are connected, mains drainage

Fixtures & Fittings: Carpets, main furniture and beds, integrated oven hob and extractor, dishwasher, microwave and fridge freezer

Broadband type & speeds available: none

Mobile reception: Data retrieved from Ofcom dating back to December 24' indicates O2 and Vodafone have service indoors but EE has limited signal and 3 has none. All networks have signal outside

Planning permission passed in the immediate area: None known

The property is not listed

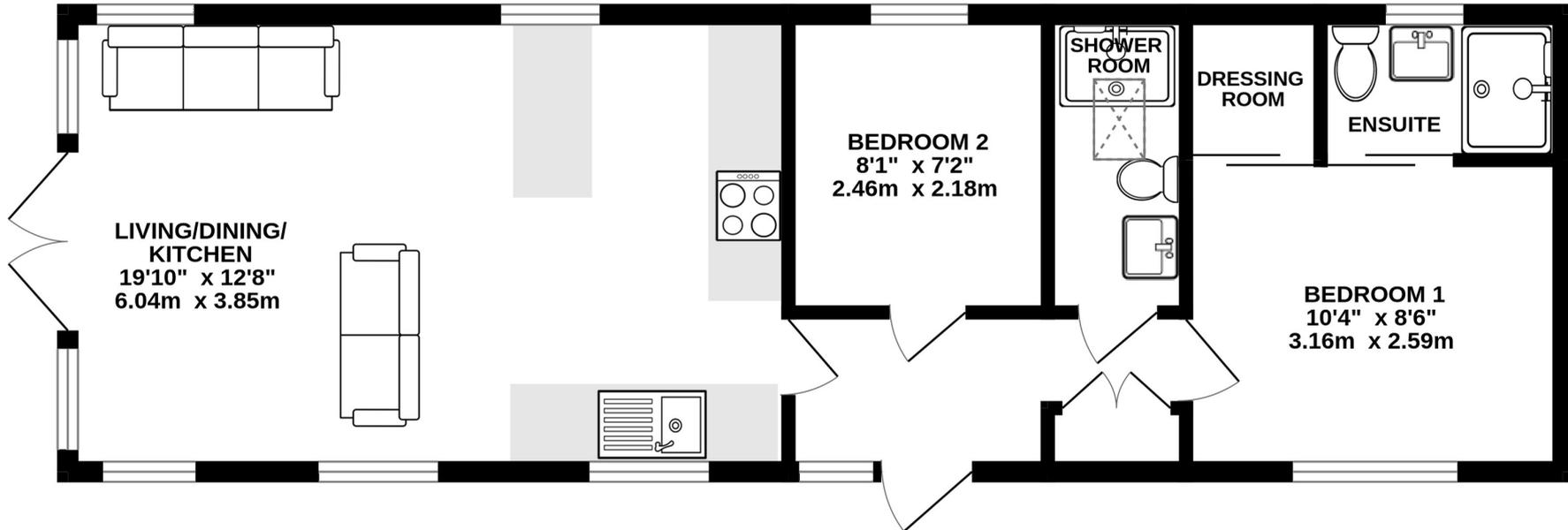
DIRECTIONS

From Whitehaven head north on the A595 towards Cockermouth. Pass through Lillyhall Industrial Estate and continue on, passing Oily's pub on the right. Take the next right hand lane and the park entrance will be located on the left hand side.



GROUND FLOOR

520 sq.ft. (48.3 sq.m.) approx.



TOTAL FLOOR AREA : 520 sq.ft. (48.3 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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