



BEVERLEY LAKESIDE | GREEN MEADOWS COUNTRY PARK | BLACKFORD | CARLISLE | CA6 4EA

PRICE £99,995



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 two bedroom lodge occupies a lovely plot, overlooking the lake and includes upgraded Canexel cladding, measuring 42'x14'. It includes a light and airy triple aspect living/dining/kitchen, a main bedroom with en-suite, a second bedroom and a family bathroom. The lodge includes an enclosed composite decking plus allocated parking to the side. 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

Steps lead up from the parking area to an enclosed area of composite decking with part double glazed PVC door leading into entrance hall

ENTRANCE HALL

With doors to rooms, radiator, coat hooks and bench, cupboard housing LPG Combi boiler, coat cupboard

LIVING/DINING/KITCHEN

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

The living area has double glazed window to front and rear with a view over the ornamental lake to the front, and double sliding doors with picture windows beside leading out onto decking, again with a view over the ornamental lake, two fitted two seater sofas and coffee table, media unit to one wall with space for wall mounted TV, electric flame effect fire under and storage unit for DVDs, vertical and single radiator

Dining area double glazed window to rear, four seater table and chairs, double radiator.

The kitchen area is fitted in a stylish range of base and eye level units with wood style work surfaces, including single drainer sink unit, LPG hob with oven and extractor hood, integrated fridge and separate freezer, integrated washing machine and dishwasher, integrated eye level microwave. Double glazed window to rear, tile effect flooring.



BEDROOM 1

Double glazed window to front, fitted king size bed with bedside cabinets and display shelf, radiator, built-in single wardrobe, door to a dressing room with hanging rail, shelf and radiator, door to ensuite

EN-SUITE SHOWER ROOM

Double glazed window to rear, double width shower enclosure with thermostatic shower unit, towel storage shelves to one side, hand wash basin in vanity style unit and low-level WC. Wall cabinet with mirror front, heated towel rail, extractor fan, wood style flooring.

BEDROOM 2

Double glazed window to rear, two single beds with bedside table, fitted wall shelves, single wardrobe and drawers, cupboards over one bed, radiator.

BATHROOM

Double glazed window to rear, panel bath with shower attachment and glass screen, hand wash basin in vanity style unit, and low-level WC. Towel rail, extractor fan, wood style flooring

EXTERNALLY

The property benefits from an enclosed area of composite decking, with composite side enclosing panels. This has a lovely view over the ornamental lake with fountain feature. To the side of the property there is Tarmac parking 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

cockermonth@lillingtons-estates.co.uk

Or call the park directly on: 07777 756721

Council Tax Band: N/A

Tenure: Lifetime Leisure licence agreement. Annual service charge £2,500 + 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](https://www.what3words.com/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

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