



PLOT 17 | HIGH CLOSE HOLIDAY HOME PARK | BASSENTHWAITE | CUMBRIA | CA12 4QX

STARTING PRICE £220,000





SUMMARY

Escape from the hustle and bustle of every day life and relax in a cosy and peaceful retreat in the Lake District... This is a rare opportunity to customise your own brand new 40'x22' lodge style holiday home which will be beautifully set beside a mountain stream within this award winning park. If a return to nature is appealing then High Close is perfect for you as it offers a peaceful lightly wooded setting where each plot enjoys a good degree of privacy, with thriving local wildlife and the soundtrack of a mountain stream providing a captivating backdrop. The park is easily accessible to Keswick, the surrounding fells including majestic Skiddaw and also Bassenthwaite Lake. The proposed accommodation includes a triple aspect living/dining/kitchen with centre island, a main bedroom with dressing room and en-suite shower, a second double bedroom, plus a nicely fitted shower room. Two sets of patio doors from the living room will open onto a gorgeous veranda with space for lounge and dining furniture. Plenty of parking is provided at the side.

PROPOSED ACCOMMODATION HALL

With store cupboard and heating system, door into living/dining/kitchen

LIVING/DINING/KITCHEN

A generous open plan room with double glazed windows to three sides, two sets of patio doors leading out onto a veranda by the stream. Sold with twin sofas and dining table plus chairs.

Kitchen area with base and eye level units with worktops and centre island, hob oven and extractor, other integrated appliances to be specified

BEDROOM 1

A double bedroom with double glazed window and door to dressing room

DRESSING ROOM

Proposed with wardrobes to either side and door to en-suite

EN-SUITE SHOWER ROOM

With double glazed window, shower enclosure, hand wash basin and WC. Other customisable fittings as agreed.

BEDROOM 2

A further double/twin bedroom as customised with proposed wardrobes to one wall and double glazed window

SHOWER ROOM

With double glazed window, shower enclosure, hand wash basin and WC. Other customisable fittings as agreed.

EXTERNALLY

The property will benefit from an enclosed veranda overlooking the mountain stream, allocated parking to one side and siting for LPG gas bottles for heating.

AGENTS NOTE

Please be aware that photos of the lodge itself are supplied by the manufacturer and are used for illustration only. Park and site photos are of the actual plot in the park and local views.

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: 017687 76300

Council Tax Band: N/A

Tenure: 30 year Licence agreement. For details of the agreement including the length, annual service charge and ground rent, please contact us as the agent or call site directly.

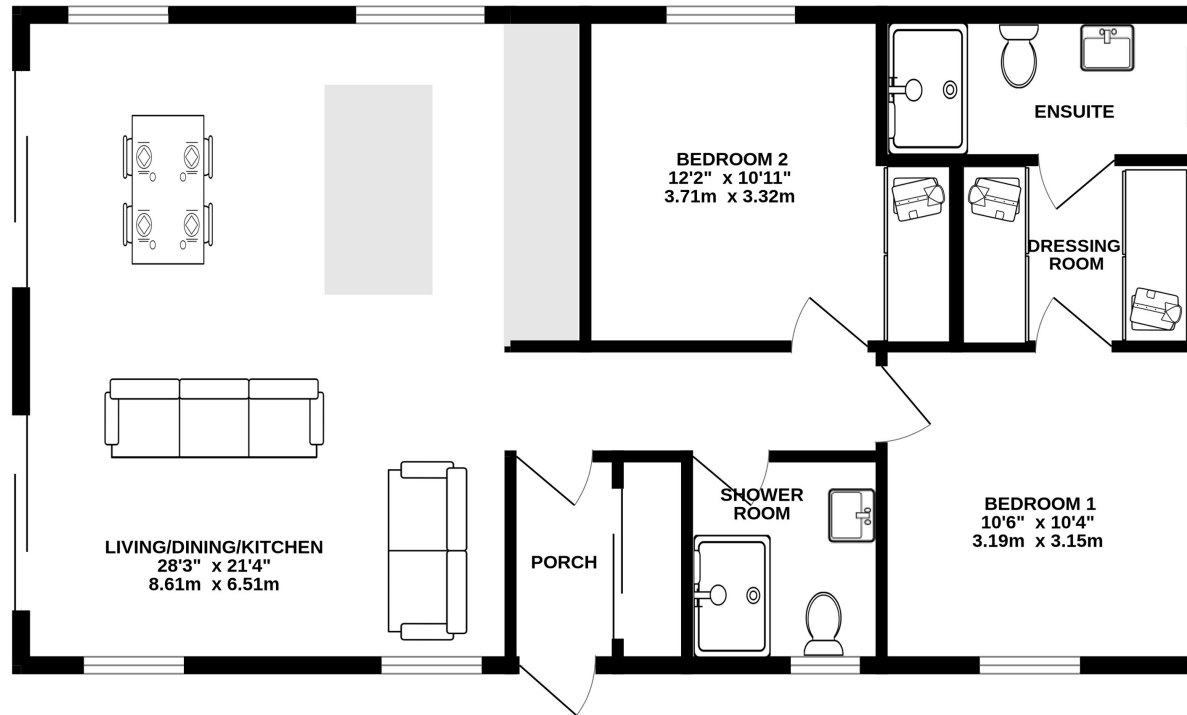
Services: Private treated borehole water supply, mains electric & LPG bottled gas.

DIRECTIONS

From Cockermouth take the A66 towards Keswick. At the head of Bassenthwaite lake turn left and immediately right following signs to The Lakes Distillery. Turn right over the bridge before reaching the distillery and continue to a T-Junction by The Castle Inn Hotel. Turn right here towards Keswick and then take the 2nd turn on the left, passing to the left side of Bassenthwaite village. At the junction by the bridge continue straight on and after 1 mile turn right along an unmade road to High Close Holiday Park and Kestrel Lodge. The barrier at the entrance will open automatically.



GROUND FLOOR
824 sq.ft. (76.6 sq.m.) approx.



TOTAL FLOOR AREA : 824 sq.ft. (76.6 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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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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