



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

PRICE £205,000





### **SUMMARY**

Escape from the hustle and bustle of every day life and relax in a cosy and peaceful retreat in the Lake District... This fabulous newly delivered lodge style holiday home is ready to enjoy and is set in a private position, overlooking beautiful water cascades 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 the soundtrack of a mountain stream providing a captivating backdrop, yet is easily accessible to Keswick and Bassenthwaite Lake. The lodge itself overlooks the stream and includes a triple aspect living/dining/kitchen, a large glass sided decked veranda, master bedroom with dressing room and en-suite shower room, second double bedroom plus stylish bathroom. Parking is provided at the side. We think this wonderful lodge is a must have! - STAMP DUTY EXEMPT

### **ENTRANCE PORCH**

A part double glazed composite door leads into porch with a recessed bench and electric bar heater, double utility cupboard, double radiator, part glazed door to living room

### **LIVING/DINING/KITCHEN**

Living area with two double glazed picture windows to side and a further one to front with views, double radiator, wood style flooring.

The dining area has double glazed patio doors onto veranda, space for table and chairs, double radiator, double glazed window to side,

The kitchen area has a stylish range of base and wall mounted units with wood style work surfaces, single drainer sink unit, LPG gas hob with oven and extractor fan, microwave, integrated fridge freezer and dishwasher, double glazed window to side, wood style flooring

### **INNER HALL**

Doors to rooms, radiator, wood style flooring

### **BEDROOM 1**

Two double glazed picture windows to side, letterbox double glazed window to rear, double radiator, doors to dressing room and en-suite

### **DRESSING ROOM**

With two hanging rails, fitted shelving and radiator

### **EN-SUITE SHOWER ROOM**

Double glazed window to rear, double shower enclosure with thermostatic shower unit, hand wash basin with cupboards under, low level WC. Chrome towel rail, extractor fan, wood style flooring

### **BEDROOM 2**

Double glazed window to side, built in wardrobe, double radiator

### **BATHROOM**

Double glazed window to side, panel bath with twin head thermostatic shower unit and screen, hand wash basin with cupboards under, low level WC. Extractor fan, chrome towel rail, wood style flooring



### **EXTERNALLY**

The property is set in an elevated position and benefits from a glass sided veranda which overlooks the mountain stream and woodland. To the front there is parking provided 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

cockermouth@lillingtons-estates.co.uk

Or call the park directly on: 017687 76300

Council Tax Band: TBC

Tenure: 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.

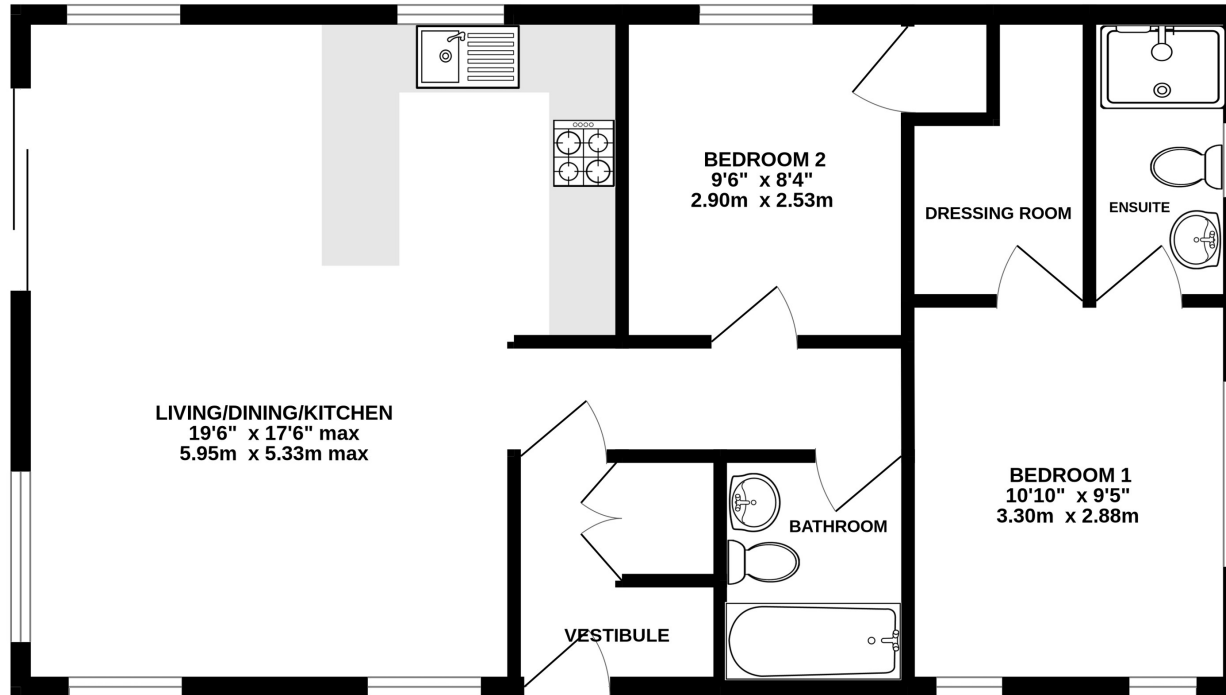
Services: Private treated borehole water supply, mains electric & LPG bottled gas.

### **DIRECTIONS**

From Keswick take the A591 northwards to Bassenthwaite. Pass the first two turnings into the village on the right and take the next right turn before reaching the Castle Inn Hotel. Follow this lane for approximately one mile, ignoring lanes into the main village and taking a right hand unmade road posted for High Close Holiday Park. Keep following this road up the valley till you reach the park. Park in the visitors car park and proceed into the site office.



GROUND FLOOR  
688 sq.ft. (63.9 sq.m.) approx.



TOTAL FLOOR AREA: 688 sq.ft. (63.9 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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