

Cumbrian Properties

Honeybee Retreat, Whitbarrow Village



Price Region £185,000

EPC- D

Terraced cottage | Exclusive holiday park
Open plan living | 3 bedrooms | 2 bathrooms
Fantastic on-site facilities | Ideal second home/holiday let

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2/ HONEYBEE RETREAT, 26 KIRKSTONE COTTAGE, WHITBARROW HOLIDAY VILLAGE

Sold fully furnished and ready to move into a well-presented, three bedroom, two bathroom, terraced cottage situated in the exclusive Whitbarrow Holiday Village within easy reach of Penrith and the Lake District National Park. Ideal as a second home or holiday let investment, as successfully utilised by the current owners over the last few years (rental details available from our Penrith office). All fixtures and fittings are included. The reverse style accommodation, which is offered for sale in excellent decorative order throughout, briefly comprises vestibule, entrance hall, three bedrooms including the master bedroom opening onto the rear patio, en-suite shower room and family bathroom. To the first floor is the 31' open plan living/dining/kitchen with door opening onto a balcony from the lounge area.

Whitbarrow Holiday Village is a well-maintained holiday park easily accessible from the A66 and approx. a twenty minute drive to Ullswater. Situated in the foothills of Blencathra Fell with the beautiful neighbouring villages of Penruddock and Greystoke a short drive away. The historic towns of Penrith and Keswick are a 10 minute and 20 minute drive. On-site facilities including parking, Eden Bar/Restaurant, entertainment on selected nights in the bar, crazy golf and putting green, outside children's play area, giant chess board, woodland walks, duck pond, indoor heated swimming pool and children's splash pool, jacuzzi, sauna, steam room, gym, games room with pool table and table tennis. Other activities nearby include quad biking and horse riding at Rooking House.

The accommodation with approximate measurements briefly comprises:

Front door into vestibule.

VESTIBULE Cloaks area, radiator and door into entrance hall.

ENTRANCE HALL Staircase to the first floor, storage cupboard, doors to bedrooms and bathroom.

BEDROOM 1 (11'8 x 9'8) UPVC double glazed window, radiator, built-in storage cupboard with hanging rail, door to en-suite shower room and UPVC double glazed door opening onto the rear patio.



BEDROOM 1

EN-SUITE SHOWER ROOM (7'8 incorporating shower cubicle x 5'6) Three piece suite comprising tiled shower cubicle and unit housing the wash hand basin and WC. Radiator, part tiled walls and tile effect vinyl flooring.

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EN-SUITE SHOWER ROOM

BEDROOM 2 (11'8 x 8'5) UPVC double glazed window and radiator.

BEDROOM 3 (7' x 6'6) UPVC double glazed window and radiator.



BEDROOM 2



BEDROOM 3

BATHROOM (7'8 x 6') Three piece suite comprising shower above panelled bath and unit housing the wash hand basin and WC. Part tiled walls, radiator and tile effect vinyl flooring.



BATHROOM

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FIRST FLOOR

OPEN PLAN LIVING/DINING/KITCHEN (31' max x 18'8 max)

LOUNGE AREA UPVC double glazed window, radiator, beamed ceiling, UPVC double glazed door opening onto the balcony and inset area providing a perfect reading area with radiator and UPVC double glazed window. Step up to the dining kitchen area.

DINING KITCHEN AREA Fitted kitchen incorporating a stainless steel sink with mixer tap, four ring gas hob with extractor hood above and oven below. Integrated dishwasher, fridge and freezer. UPVC double glazed window, beamed ceiling, radiator and wood effect flooring.



OPEN PLAN LIVING

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OUTSIDE Patio area to the rear of the property.



BALCONY



REAR OF THE PROPERTY

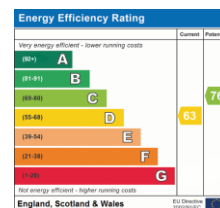


VIEW TO THE REAR

TENURE We are informed the tenure is Leasehold. 999 years from 01/05/2004

Monthly Charges:

Service Charge	£496.38
Insurance	£16.35
Utilities	£104.06
Net Total	£616.79
VAT	£116.22
Gross Total	£733.01



For any new owner a Guest Service Charge will be added to monthly fee (currently £60 inc vat).

COUNCIL TAX Small business rates.

NOTE These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cumbrian Properties has the authority to make or give any representation or warranty in relation to the property. All electrical appliances mentioned in these details have not been tested and therefore cannot be guaranteed to be in working order.

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