

# Cumbrian Properties

## 1 Kirkstone Cottage, Whitbarrow



**Price Region £155,000**

**EPC-C**

End-terraced property | Exclusive Holiday Park  
Open plan living | 3 bedrooms | 2 bathrooms  
Fantastic on-site facilities | Ideal second home/investment

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## 2/ 1 KIRKSTONE COTTAGE, WHITBARROW HOLIDAY VILLAGE

A well presented, three bedroom, two bathroom, end-terraced cottage situated in the exclusive Whitbarrow Holiday Village within easy reach of Keswick and Penrith ideal as a second home or a holiday let. The spacious, light and airy, reverse style accommodation offers a fabulous main living area to the first floor with the sleeping areas to the ground floor and briefly consists of vestibule, entrance hall, three bedrooms, master en-suite shower room and family bathroom to the ground floor and spacious open plan dining kitchen/lounge to the first floor with balcony.

Whitbarrow Holiday Village is a maintained Holiday Park easily accessible from the A66 and approx. 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 away respectively. The following facilities are available to all guests enjoying a stay at the resort:-

On site parking, Eden Bar and 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 table. Other activities nearby including quad biking and horse riding at Rookin House.

The accommodation with approximate measurements briefly comprises:

**UPVC double glazed door into vestibule.**

**VESTIBULE** Radiator and door to entrance hall.

**ENTRANCE HALL** Doors to bedrooms and bathroom, understairs storage cupboard and staircase to the first floor with UPVC double glazed window to the side.

**BATHROOM** Three piece suite comprising shower above panelled bath, low level WC and wash hand basin. Part tiled walls and radiator.



BATHROOM

**BEDROOM 1 (11'8 x 9'8)** UPVC double glazed window to the rear, UPVC double glazed door to the outside areas, radiator, built-in wardrobe and door to en-suite shower room.

**EN-SUITE SHOWER ROOM** Three piece suite comprising shower cubicle, low level WC and wash hand basin. Part tiled walls and radiator.

3/ 1 KIRKSTONE COTTAGE, WHITBARROW HOLIDAY VILLAGE



BEDROOM 1



EN-SUITE SHOWER ROOM

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

**BEDROOM 3 (7' x 6'8)** UPVC double glazed window to the rear and radiator.



BEDROOM 2



BEDROOM 3

**FIRST FLOOR**

**OPEN PLAN DINING KITCHEN/LOUNGE**

**DINING KITCHEN (14'8 x 11'7)** Fitted kitchen incorporating a single bowl sink unit with mixer tap, integrated fridge and dishwasher, freestanding cooker with extractor hood above, space for fridge freezer. UPVC double glazed window to the front and radiator.

**LOUNGE (18'8 x 16' narrowing to 11'7)** UPVC double glazed window to the side, double glazed Velux, UPVC double glazed sliding patio doors to the balcony, two radiators and exposed ceiling beams.

4/ 1 KIRKSTONE COTTAGE, WHITBARROW HOLIDAY VILLAGE



KITCHEN AREA



LOUNGE AREA



**OUTSIDE** Patio seating area leading to the communal lawned gardens. Low maintenance gravelled side garden leading round to an additional patio seating area at the front. The children's play park is a short walk away as is the car park.



REAR OF THE PROPERTY



OUTLOOK TO THE REAR

5/ 1 KIRKSTONE COTTAGE, WHITBARROW HOLIDAY VILLAGE



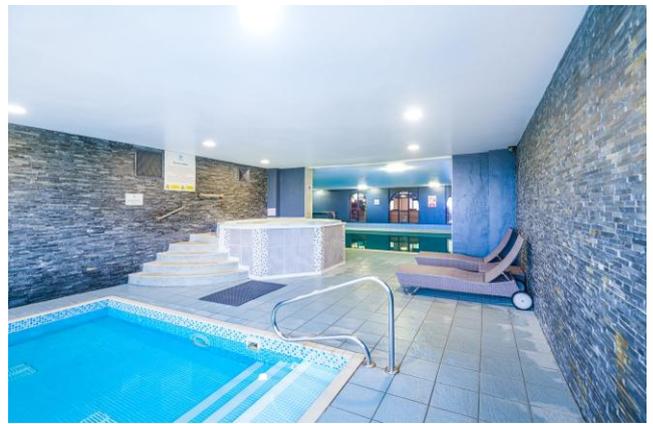
RESTAURANT & BAR



BAR AREA



GYM



POOL

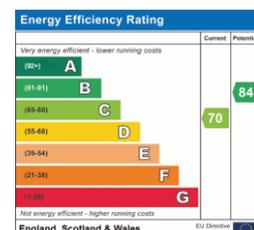
**DIRECTIONS** From Penrith take the A66 toward Keswick. Turn right just after the Sportsman Inn taking the road to Berrier. The Whitbarrow complex is approx. a mile and a half along this road.

**TENURE** We are informed the tenure is Leasehold. Current owners have a leaseback with Seasons Holidays until December 2025, paid £500 per month, with 4 weeks owners use, for any of the holiday parks in UK and two in Europe.

If any electrical appliances needs replaced or repaired this would be at the owners cost. Ground rent - £100 per annum.

**COUNCIL TAX** Small business rates exemption.

**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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Google reviews with a  
4.9/5 Google Rating

\*UK Rightmove, Market Share Information  
from 31/01/2023 - 31/01/2024, CA1 to CA8

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