



PLOT 8 HIGH CLOSE HOLIDAY HOME PARK | BASSENTHWAITE | CUMBRIA | CA12 4QX

PRICE £39,000

**Lillingtons**  
Estate Agents

## 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 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 is set in a central position and includes a triple aspect living room, a dining/kitchen, a decked veranda, a master bedroom, a second twin bedroom, plus a modern shower room. Plenty of parking is provided at the side. We think this wonderful lodge is a must have!

## ENTRANCE

A part glazed entry door leads into kitchen area with an inner lobby having doors to bedrooms and shower room

## KITCHEN AREA

Double glazed window to front, fitted base and wall mounted units with work surfaces, single drainer sink unit, LPG gas cooker, fitted washing machine, integrated fridge freezer, cupboard housing LPG wall mounted combi boiler. Open to dining area

## DINING AREA

Double glazed window to rear, fitted table and chairs, double radiator, opening to living room

## LIVING AREA

A light and airy space with double glazed picture window to side with two windows beside, further double glazed windows to front and rear, corner sofa and chair, electric fire and tv plinth including TV, radiator

## BEDROOM 1

Double glazed window to side, radiator, double bed, built in wardrobes and cupboards over bed

## BEDROOM 2

Double glazed window to rear, two 2'3 beds, built in wardrobe, radiator

## SHOWER ROOM

Double glazed window to front, double shower enclosure with thermostatic shower unit, pedestal hand wash basin, low level WC. Radiator, extractor fan

## EXTERNALLY

The property benefits from an enclosed veranda to the front with views over the park and forest. to the side of this there is a generous area for vehicle parking. Siting for LPG gas bottles.

## 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](mailto: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

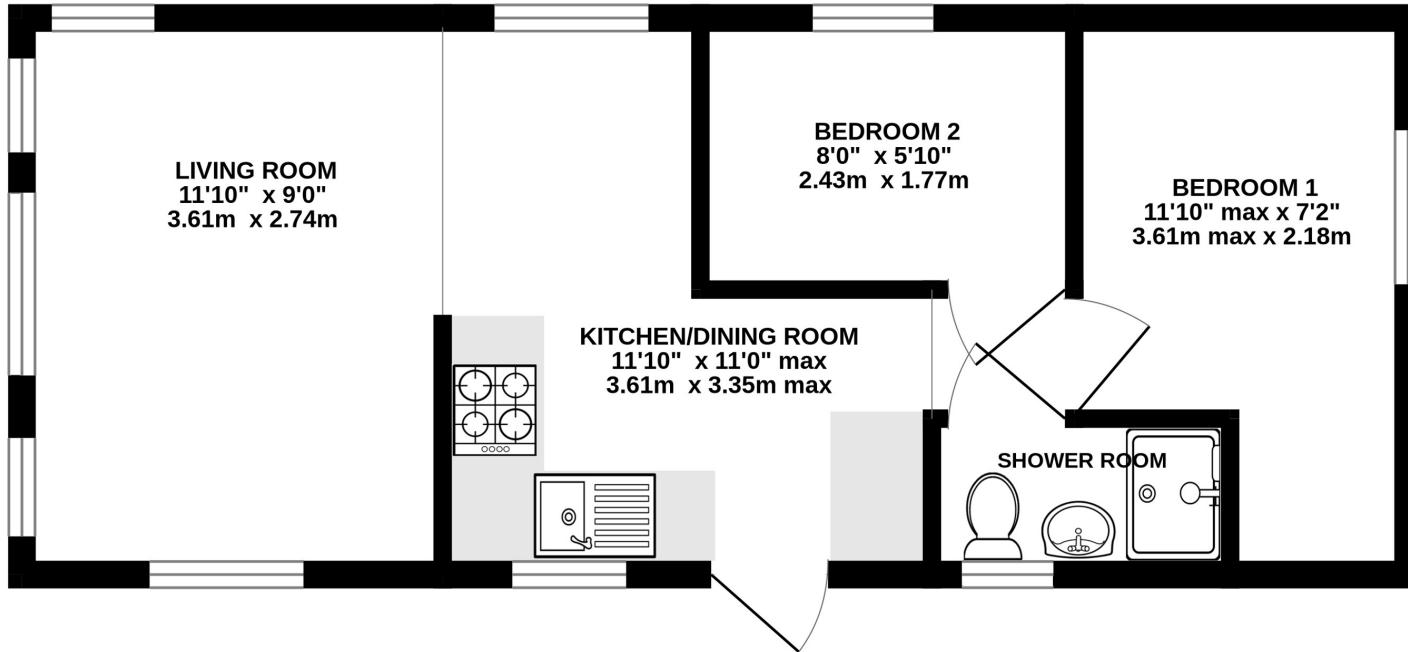
From Cockermouth take the A66 towards Keswick. At the head of Bassenthwaite lake turn left and immediately right following signs to The Lakes Distillery. Turn right over the bridge before reaching the distillery and continue to a T-Junction by The Castle Inn Hotel. Turn right here towards Keswick and 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

351 sq.ft. (32.6 sq.m.) approx.



TOTAL FLOOR AREA : 351 sq.ft. (32.6 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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