



BRANTHWAITE LODGE | BASSENTHWAITE LAKESIDE LODGES | BASSENTHWAITE |  
KESWICK | CA12 4QZ

PRICE £140,000







#### SUMMARY

Don't miss this fantastic opportunity to purchase a fantastic lodge with a licence enabling you to let it out to produce income. Set on the picturesque shores of idyllic Bassenthwaite Lake in the English Lake District this small, friendly holiday home park of 56 lodges is a real treat for those drawn to the lakes & fells or interested in nature and wildlife. rated 5\* by the English Tourism Council, Bassenthwaite Lakeside Lodges, which benefits from its own sailing access to the lake, makes for the perfect retreat within this World Heritage Site. This wonderful three bedroom lodge includes an open plan triple aspect living/dining/kitchen which leads out onto an enclosed veranda with lake views, a utility room, inner hall, a double bedroom with en-suite shower room, two twin bedrooms plus family bathroom and two parking spaces. Finished in modern, pleasing colour schemes and with quality fittings we know one viewing is all it will take to fall in love! Come relax by the lakeside and watch the Otters, Ospreys or Red Squirrels play...

#### ENTRANCE

A double glazed front door opens into utility room

#### UTILITY ROOM

Double glazed window to front, built in cupboard housing combi boiler, fitted base units with worktops, single drainer sink unit, space for washing machine, double radiator, door to inner hall

#### INNER HALLWAY

Doors to rooms, radiator, built in cupboard

#### LIVING/DINING/KITCHEN

An open plan triple aspect room split into three areas. The living area has two double glazed windows to front and one to side, double glazed French doors to veranda, fireplace, radiator with cover.

The dining area has fitted table and chairs, double glazed window to rear, sliding patio doors onto veranda, double radiator, open to kitchen area.

Kitchen has a range of base and wall mounted units with work surfaces, breakfast bar, single drainer sink unit, LPG gas hob with extractor and oven, integrated microwave, fridge, freezer and slimline dishwasher, double glazed window to rear

#### BEDROOM 1

Double glazed window to rear, built in double and single wardrobe, double bed, radiator, doors to rooms

#### EN-SUITE SHOWER ROOM

Double shower enclosure with thermostatic shower unit, hand wash basin with cupboard under, low level WC. Double glazed window to side, extractor fan, towel rail.

#### BEDROOM 2

Double glazed triple window to side, two single beds, wardrobe and dressing table, radiator, personal door to bathroom

#### BEDROOM 3

Triple double glazed window to rear, two single beds, built in wardrobe, radiator

#### BATHROOM

Double glazed window to front, panel bath with shower attachment and screen, hand wash basin with cupboard under, low level WC. Extractor fan, towel rail, personal door from bedroom 2 and door from hall.

#### EXTERNALLY

The property benefits from a wrap-around enclosed veranda for seating/dining. Allocated parking for two vehicles, 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

Cumbria

CA28 7DP

Tel: 01900 828600

cockermouth@lillingtons-estates.co.uk

The property will benefit from a licence agreement till November 2062

Annual site fees as of 2024 - £7,728.99

#### DIRECTIONS

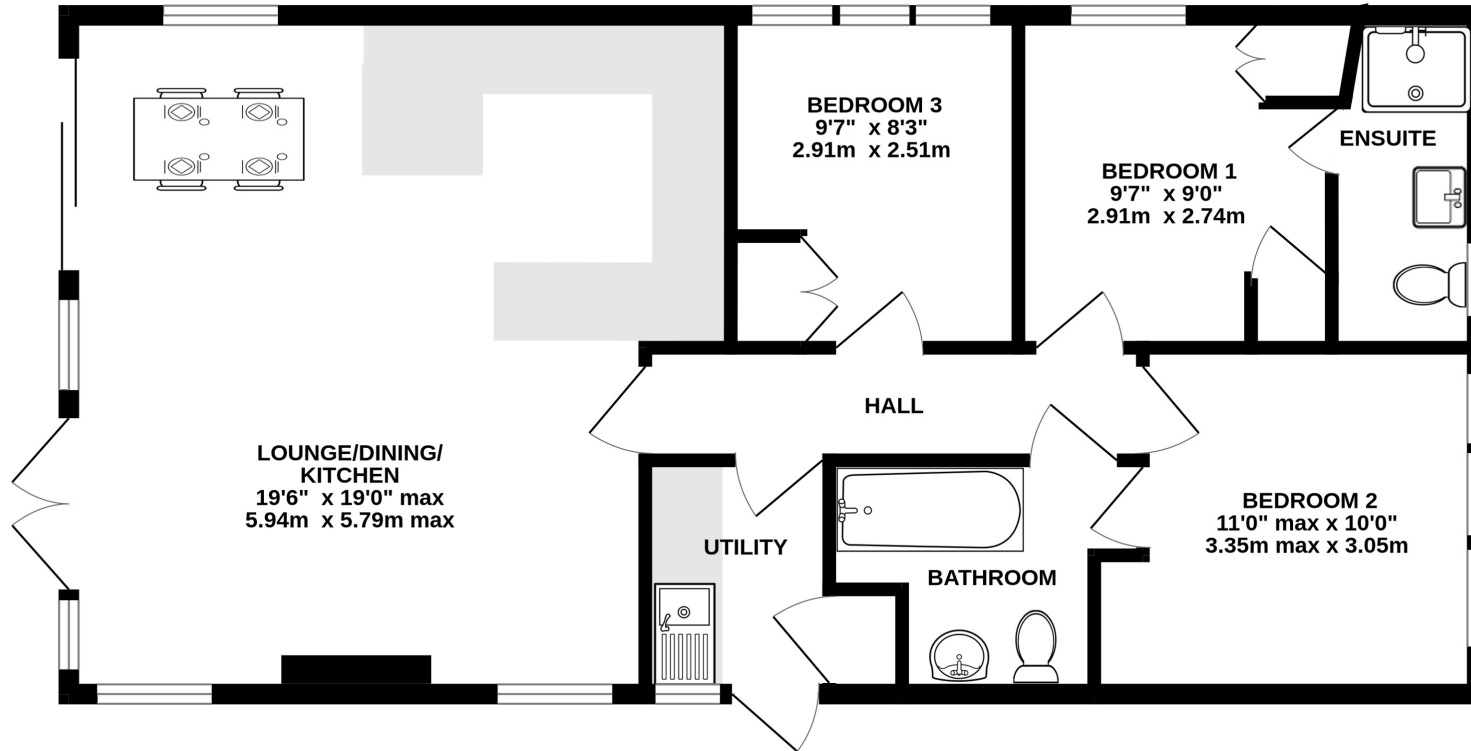
From Keswick take the A591 northwards towards Bassenthwaite. Pass Mirehouse historic house and Dodd Wood carpark, then at a right hand bend in the road turn left down a single track lane. Ignoring all turnings, Bassenthwaite Lakeside Lodges is located at the very end of this lane. The Site office is located by the lake edge.







GROUND FLOOR  
784 sq.ft. (72.9 sq.m.) approx.



TOTAL FLOOR AREA : 784 sq.ft. (72.9 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.  
Made with Metropix ©2024

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.