

Financial Services

Free independent advice available on the following:

- Mortgage Advice
- Home & Contents Insurance
- Life & critical illness insurance
- Income & Family protection
 - Landlords Insurance
 - Budgeting Advice

Please call any branch for further information or to make an appointment.

PLOT 34 HIGH CLOSE HOLIDAY HOME PARK, BASSENTHWAITE, CUMBRIA CA12 4QX
PRICE £75,000

DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



PLOT 34 HIGH CLOSE HOLIDAY HOME PARK, BASSENTHWAITE, CUMBRIA CA12 4QX
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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 private position and includes a triple aspect living room, a dining/kitchen, a decked veranda, a master bedroom with personal door into shower room, a second twin bedroom, plus a shower room. Plenty of parking is provided at the front. We think this wonderful lodge is a must have!

Entrance

A double glazed door leads into Kitchen/Dining room

Kitchen/Dining room

Double glazed windows to either side, fitted range of base and wall mounted units with work surfaces, single drainer sink unit, LPG gas cooker with extractor, integrated fridge freezer, cupboard housing LPG combi boiler, fitted dining table and chairs, folding doors into living room, door to inner hall

Living room

A triple aspect room with double glazed doors opening out onto veranda, double glazed windows to three side, electric fire, tv cabinet, double radiator, fitted sofa and two chairs

Inner Hall

With doors to rooms and radiator

Bedroom 1

Double glazed window to side, double radiator, walk-in dressing room with double doors, fitted dressing table, personal door into shower room

Bedroom 2

Double glazed window to side, two fitted 2'6 beds with cupboards over bed, radiator

Shower room

Two double glazed windows to side, double shower enclosure with thermostatic shower unit, pedestal hand wash basin, low level WC. Storage unit, double radiator, extractor fan

Externally

Externally there is an enclosed veranda to the front and also at the front is an enclosed area for parking two vehicles. Siting for LPG gas bottles at the side.

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 length 20 years from 2017.

For details of the agreement including the length of lease, annual service charge and ground rent, please contact us as the agent or call the park 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.

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