



TROUTBECK LODGE | BASSENTHWAITE LAKESIDE LODGES | BASSENTHWAITE | CA12 4QZ

PRICE £140,000



Lillingtons  
Estate Agents



### SUMMARY

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 benefits from a licence allowing the owners to let it out, generating income and it includes an entrance hall, an open plan triple aspect living/dining/kitchen which leads out onto an enclosed veranda with lake views, 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 HALL

A part double glazed door leads into an L-shaped hall with doors to rooms, built in cupboard, radiator

### LIVING/DINING/KITCHEN

A triple aspect open plan room split into three areas. The living area has two double glazed windows to front and one to side, French doors lead out onto veranda, wall mounted electric fire.

The dining area has double glazed French doors onto veranda, double glazed windows to side and rear, double radiator, fitted table and chairs.

The kitchen area is fitted in a range of base and wall mounted units with wood style work surfaces, single drainer sink unit, LPG gas hob with oven and extractor, integrated washing machine, dishwasher, fridge and freezer, cupboard housing combi boiler.

### BEDROOM 1

Double glazed window to front, double radiator, fitted wardrobes to one wall, fitted double bed, door to en-suite

### EN-SUITE SHOWER ROOM

Quadrant shower enclosure with thermostatic shower unit, bowl style sink unit on plinth, low level WC. Tiling to half wall height, chrome towel rail, double glazed window to front, extractor fan

### BEDROOM 2

Double glazed window to rear, twin single beds, double wardrobe, double radiator

### BEDROOM 3

Double glazed window to rear, twin single beds, double wardrobe, double radiator

### BATHROOM

Panel bath with thermostatic shower unit and folding screen, bowl style sink unit on plinth, low level WC. Tiling to half wall height, double glazed window to front, extractor fan, wood style flooring

### EXTERNALLY

The property benefits from a wrap-around enclosed veranda for seating and dining. Drive to side for off road 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

Cumbria

CA28 7DP

Tel: 01900 828600

cockermouth@lillingtons-estates.co.uk

The property will benefit from a licence agreement till November 2060. This agreement allows the owners to let the property out to generate income.

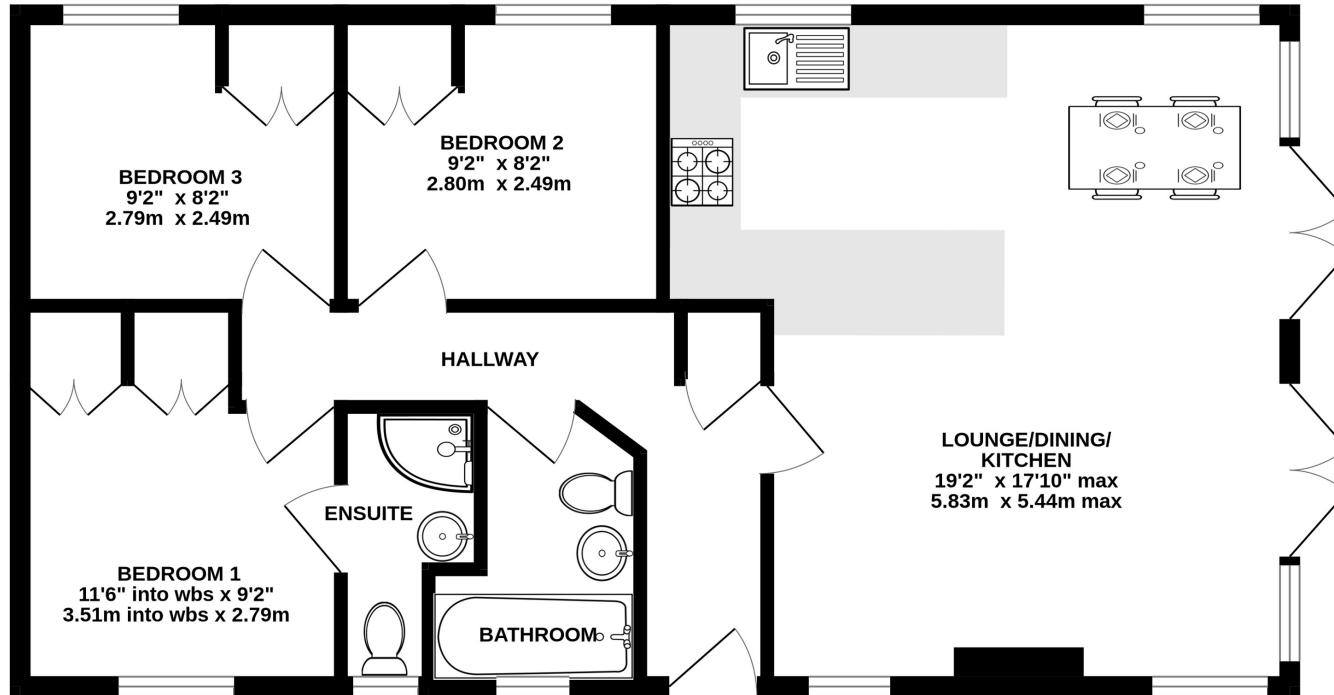
Annual site fees as of 2023 - £7,554.96

### 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  
688 sq.ft. (63.9 sq.m.) approx.



TOTAL FLOOR AREA : 688 sq.ft. (63.9 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.  
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