



**Hayward  
Tod**

**2 Bedroom Lodge** | Lakeside Holiday Park | Derwent Water | Keswick | CA12 5EW

**£320,000**







**LOCATION** Located in the heart of Keswick, just a short walk away from the town centre this holiday home is ideally situated on our Lakeside Holiday Park which has spectacular views of Derwentwater. An ideal base to explore the wider Lake District and the perfect retreat from the hustle and bustle of city life. Just 10 minutes walk from the Theatre by the Lake and central Keswick where there are a wide range of shops, pubs and restaurants. The site has a limited number of lodges, a play park and also benefits from a private jetty providing direct access to Derwent Water



**ACCOMMODATION** Large extended wooden decking and stone steps lead up to the lodge. There is a lounge with full length windows and sliding patio door leading onto decking. The kitchen, leading off the lounge is fully fitted with oak effect wall and floor units, oven, hob and extractor fan, stainless steel sink, contrasting black worktops and integrated fridge freezer, dishwasher and washer/dryer. Breakfast bar with stools. The main bedroom has a double bed and bedside cabinets with fitted furniture as well as an en-suite with shower, WC, and wash basin vanity unit with wall mounted mirror and heated chrome towel rail. The second bedroom can also accommodate a double bed, or two singles, or as is presently set up three singles in the form of a bunk bed plus a single. There is also a family bathroom. The lodge has LPG gas central heating and double glazing throughout.



**SITE INFORMATION** There is an annual pitch fee of £6150 as well as a service charge of £250pa, with the lease running until 2060.



## Contact

6 Paternoster Row,  
Carlisle Cumbria CA3 8TT

01228 810 300  
info@haywardtdod.co.uk  
haywardtdod.co.uk

## Agents note

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are

approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.