



Carnforth

£170,000

41 Pine Lake, Carnforth, Lancashire, LA6 1JZ

Welcome to this stylish lodge on the sought after Pine Lake Resort, boasting stylish design, an open plan living area, two double bedrooms and fantastic views from its lakeside position this really could make the perfect next home or business investment.

Quick Overview

- Lovely Lakeside Lodge
- Two Double Bedrooms
- Spacious Living Room
- Good Size Breakfast Kitchen
- Waterfront Decking & Private Parking
- Views Overlooking The Lake
- Investment Opportunity
- On Site Facilities Such As Bar And Restaurant
- Close To Transport Links And Local Town Amenities
- Standard Broadband 15Mbps*



2



1



1



E



Standard
Broadband



Private
Parking

Property Reference: C2244



Decked Seating Area



Pine Lake



Breakfast Kitchen



Bathroom

Location Pine Lake Resort in Carnforth, Lancashire, United Kingdom, is located in the picturesque countryside of the North West of England. As the name suggests, the resort is situated around a beautiful lake.

Carnforth itself is a traditional market town and situated near the border between Lancashire and Cumbria and within easy reach of the beautiful Lake District National Park.

Carnforth offers a range of amenities to its residents, with doctors surgeries, pharmacies, schools, supermarkets, and local shops it also has the bonus of having fantastic transport links via bus, rail and motorway.

The property itself is also only a stones throw from the Lancaster canal for lovely scenic walks. This home really boasts a perfect central location.

Property Overview Stepping into lodge 41 and into the well-equipped kitchen you will find ample storage from a range of wall and base units with complementing worktops and a handy breakfast bar. There are a range of appliances including electric oven, hob and extractor hood, washing machine, dishwasher and fridge.

Leading through from here into the living room, a bright and airy space with patio doors leading out to the decking area and providing views over the lake and a serene cosy retreat to spend time with loved ones.

The bathroom is a stylish three-piece suite with shower over bath and vanity unit with hand wash basin and w/c.

To the rear of the lodge are two spacious double bedrooms, light and bright and both with the added benefit of built in wardrobes providing you with an efficient and stylish storage solution, perfect for keep your belongings organized and easily accessible.

This excellent site is available for 12 months of the year, and this Lodge is available to be lived in on a permanent basis or will make the next lucky owner a successful business venture by renting out as a holiday home.



Living Room



Breakfast Kitchen



Bedroom One



Bedroom One



Bedroom Two



Bedroom Two

Outside There is an enclosed private seating area boasting uninterrupted views of the lake as well as a grassed area and parking.

The lodge itself is situated in a quiet part of the resort. The resort itself also has the benefit of facilities such as a gym, pool, spa, restaurant, bar, and water sports on the lake.

Parking Off street parking is available at the lodge.

Directions From the Hackney & Leigh Carnforth office, proceed north on Market street, turning left onto Scotland road at the traffic lights.

Proceed out of Carnforth and at the second roundabout, take the second exit, signposted Pine Lake Resort take the second exit at their mini roundabout and follow the road round and lodge 41 is the first lakeside lodge on your left.

What3Words ///motive.flatten.slippers

Accommodation (with approximate dimensions)

Living Room 16' 8" x 15' 1" (5.08m x 4.6m)

Kitchen 9' 6" x 8' 10" (2.9m x 2.69m)

Bedroom One 11' 10" x 10' 2" (3.61m x 3.1m)

Bedroom Two 11' 6" x 10' 2" (3.51m x 3.1m)

Property Information

Services Mains water, drainage and electricity.

Council Tax Band B - Lancaster City Council.

Tenure Leasehold. Subject to the remainder of 43 years on a 78 year lease dated the 21st December 1988. A copy of the lease is available for inspection at the office.

Energy Performance Certificate The full Energy Performance Certificate is available on our website and also at any of our offices.

Viewings Strictly by appointment with Hackney & Leigh Carnforth Office



41 Pine Lake



Pine Lake



41 Pine Lake



41 Pine Lake Drone Photo

Request a Viewing Online or Call 01524 737727

Meet the Team

Laura Hizzard

Property Marketing Consultant

Tel: 01524 737727
Mobile: 07464 545687
laurahizzard@hackney-leigh.co.uk



Keira Brown

Sales Team

Tel: 01524 737727
carnforthsales@hackney-leigh.co.uk



Kirsty Roberts

Sales Team

Tel: 01524 737727
carnforthsales@hackney-leigh.co.uk



Duncan Penny

Viewing Team

Tel: 01524 737727
carnforthsales@hackney-leigh.co.uk



Alan Yates

Viewing Team

Tel: 01524 737727
carnforthsales@hackney-leigh.co.uk



Jo Thompson

Lettings Manager

Tel: 01539 792035
Mobile: 07779 771146
jonthompson@hackney-leigh.co.uk



Viewings available 7 days a week including evenings with our dedicated viewing team
Call **01524 737727** or request online.



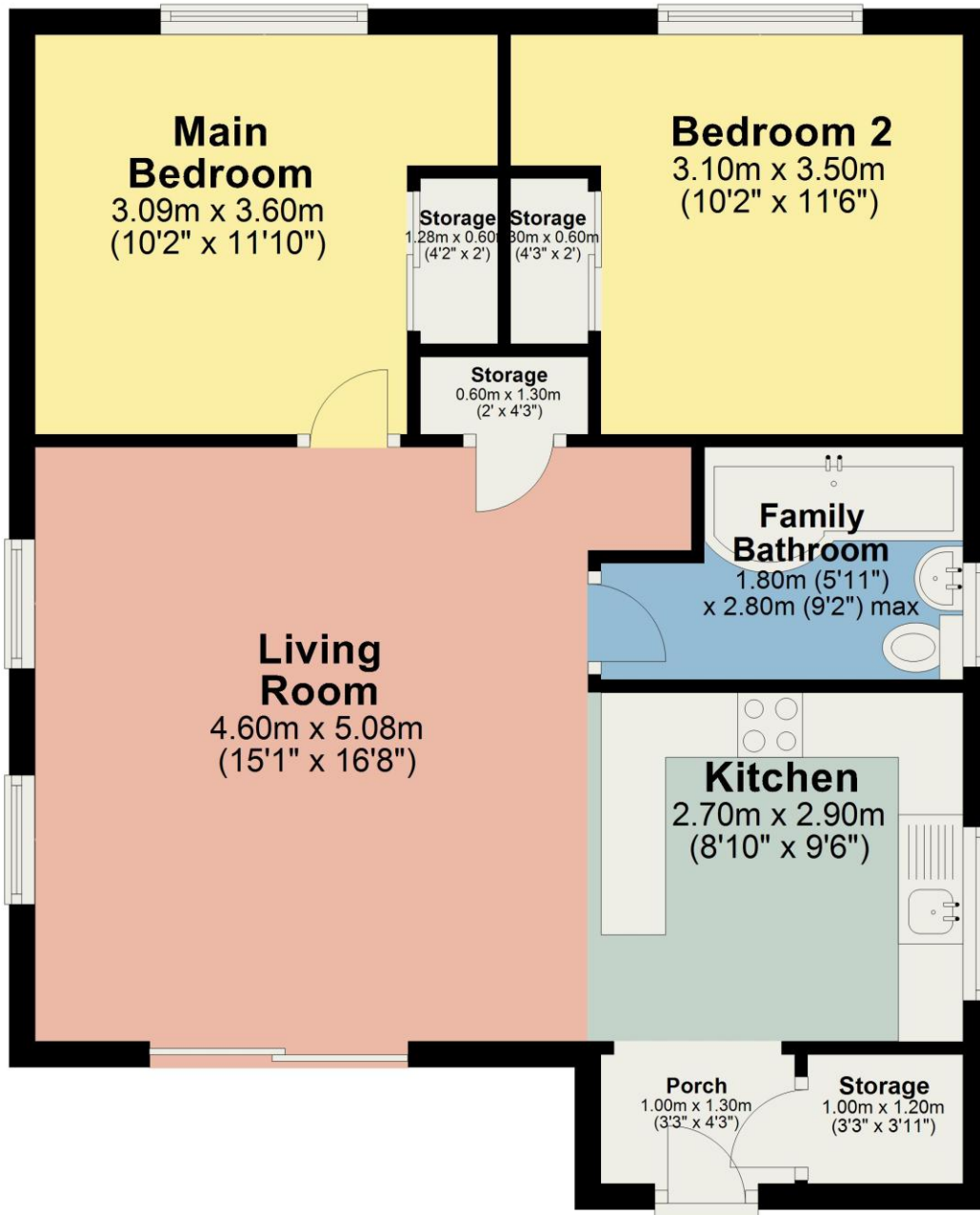
Need help with **conveyancing**? Call us on: 01539 792032



Can we save you money on your **mortgage**? Call us on: 01539 792033

Hackney & Leigh Ltd Market Street, Carnforth, Lancashire, LA5 9BT | Email: carnforthsales@hackney-leigh.co.uk

Ground Floor



Total area: approx. 59.2 sq. metres (636.9 sq. feet)

For illustrative purposes only. Not to scale. REF
Plan produced using PlanUp.

"Double Click Text To Insert Floor Plan"

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 05/10/2023.

Request a Viewing Online or Call 01524 737727