

## Keswick

**Offers in the region of £285,000**

12 Lakeside, Crow Park Road, Keswick, Cumbria, CA12 5EW

An outstanding detached luxury holiday lodge located on a high quality private holiday park beside the spectacular setting of Derwentwater and within easy walking distance of Keswick town centre. Viewing is highly recommended.

### Quick Overview

Detached luxury holiday lodge

Superb private holiday park setting beside  
Derwentwater

Easy walking distance to Keswick town centre

Two double bedrooms

Open plan living room, dining room and  
kitchen

Adjoining external entertaining terrace

Two bath / shower rooms

On-site parking spaces

All quality furnishings and contents included

Viewing highly recommended



2



2



1



E



Superfast  
80Mbps



2

Property Reference: KW0313



Utility Room

## Accommodation

### Ground Floor:

#### Utility Room

With radiator, integrated washing machine, LPG boiler.



Open Plan Living Room / Dining Kitchen

#### Open Plan Living Room / Dining Room / Kitchen

20' 8" max x 18' 10" (6.3m x 5.74m)

With four radiators, electric fire, fitted base and wall units, sink with mixer tap, integrated oven, hob, extractor unit, microwave, fridge, freezer, dish washer, external doors to the adjoining entertaining terrace.

### Inner Hall

#### Bedroom One 15' 1" max x 9' 1" (4.6m x 2.77m)

With radiator.

#### En-suite Shower Room

With WC, vanity wash hand basin, shower cubicle, ceramic wall tiling, heated towel rail.

#### Bedroom 2 11' 2" x 10' 4" (3.4m x 3.15m)

With radiator.

### Bathroom

With WC, vanity wash hand basin, bath with shower over, ceramic wall tiling, heated towel rail.

### Outside:

Spacious adjoined entertaining terrace, adjacent on-site parking spaces.



Open Plan Living Room / Dining Kitchen



Open Plan Living Room / Dining Kitchen



Open Plan Living Room / Dining Kitchen



Bedroom One



En-suite Shower Room



Bedroom Two



Bathroom

## Services

Mains water, electricity and drainage. LPG central heating.

## Tenure

Leasehold until 5 May 2057.

## Use Restrictions

Use is restricted to recreational holidays by the owners and their family or friends. Holiday rental use, conventional rental use and permanent occupancy are all prohibited. The site is closed annually for six weeks from 15 January to 1 March.

## Flood Zone

The site is located in flood zone three however the height of the lodge is elevated to reduce the likelihood of water ingress.

## Annual Site Fees and Service Charge

We are advised that the total annual charges for 2024 are £6,864.

## Viewing

By appointment with Hackney and Leigh's Keswick office.

## Directions

From Keswick town centre proceed onto the Headlands by Booths supermarket and continue ahead onto Crow Park Road. The entrance to Lakeside is the third turning on the right after passing Keswick Rugby Club.

## Price

Offers in the region of £285,000 to include all quality furnishings and contents.



View



Setting



Setting



Setting

Request a Viewing Online or Call 01768 741741

# Meet the Team

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Viewings available 7 days a week  
including evenings with our  
dedicated viewing team  
Call **01768 741741** or request  
online.



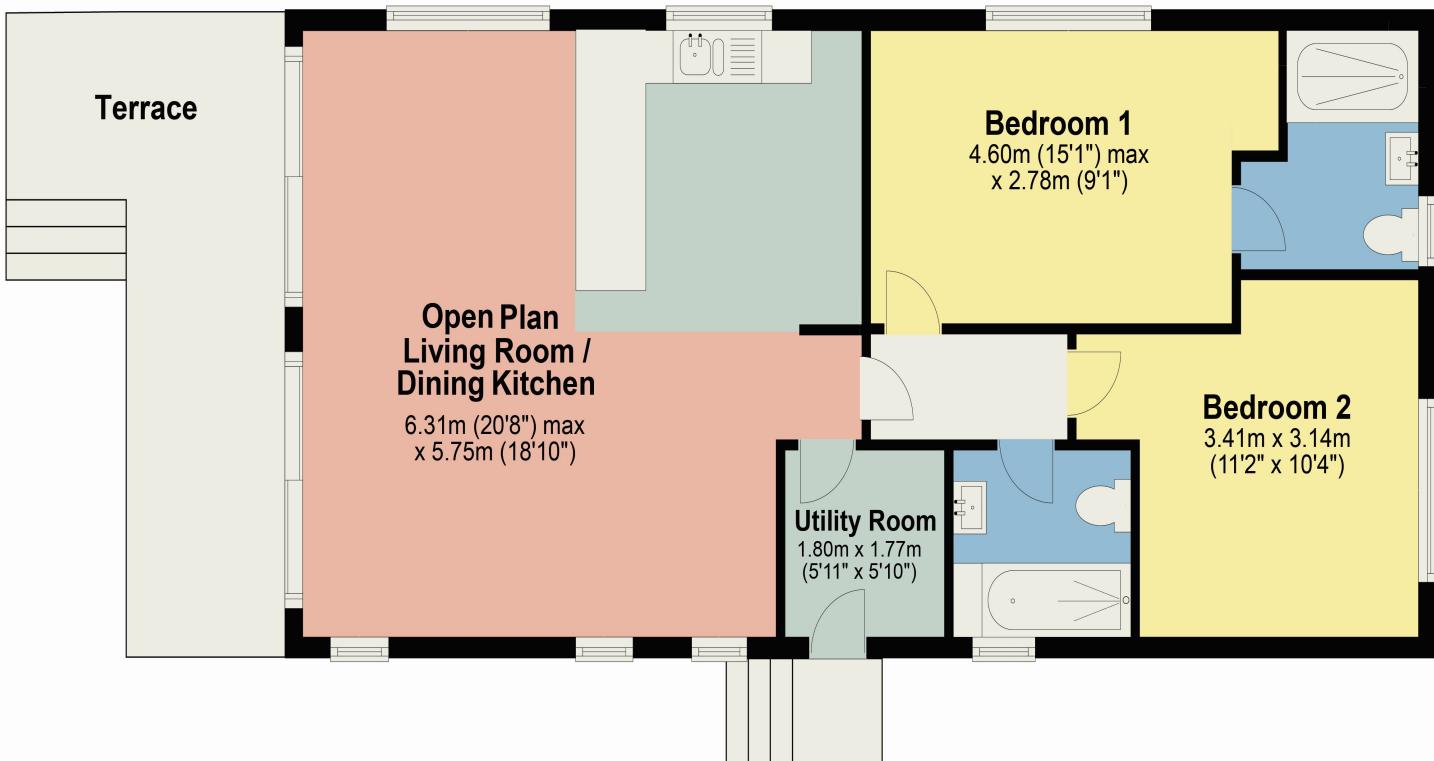
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# 12 Lakeside, Crow Park Road, Keswick



This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF KW0313

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