



# Tewitfield

**£550,000**

32 Twin Lakes, Tewitfield, Carnforth, LA6 1JH

Experience exclusivity in this brand new lakeside haven featuring three double bedrooms, three bathrooms, and an expansive open-plan design. Complete with a private garden, delightful patio, and balcony leading to your own waterfront jetty, indulge in the perfect weekend retreat. Call us today to book a viewing.

## Quick Overview

- Exclusive New Lakeside Lodge
- Fabulous Open Plan Living
- Three Double Bedrooms
- Three Modern Bathrooms
- Waterfront Decking And Garden
- Secure Gated Entry
- Private Parking
- No Onward Chain
- Perfect Weekend Retreat
- Ultrafast Broadband 1000Mbps\*



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Ultrafast  
Broadband



Driveway  
Parking

Property Reference: C2266



Open Plan Kitchen



Living Area



Dining Area



Living Area

**Location** Twin Lakes Country Club really boasts a perfect prime location. Located close to the Arnsdale and Silverdale Area of Outstanding Natural Beauty and the gateway to the beautiful Lake District & Yorkshire Dales.

This fantastic home is close to the traditional market town of Carnforth and situated near the border between Lancashire and Cumbria. Carnforth is a vibrant community and there is plenty to do from scenic local walks in the woodland, on the Lancaster Canal or onto the shore.

The town also offers a wide range of amenities to its residents, with ample restaurants, cafes, bars, doctors, pharmacies, schools, supermarkets, and local niche shops.

For commuters the bonus of having fantastic transport links via bus, rail and motorway really make this area a great place to live.

**Property Overview** Welcome to Your Tranquil Retreat at Twin Lakes

Discover your dream escape at Twin Lakes, meticulously designed to harmonize with its natural surroundings. Featuring a captivating glass frontage adorned with a striking apex window, this residence immerses itself in the scenic environment. The expansive open-plan living space is bathed in natural light, offering a panoramic vista of the waterfront, creating an idyllic setting for relaxation and entertainment.

A Serene Living Experience

Step inside to find an inviting, bright, and airy environment characterized by a vaulted ceiling and soothing neutral tones. The ambiance is complemented by a gas fire stove, creating a cozy retreat for serene evenings. Ample space for furnishings, including a dining area, makes it an ideal space for cherished moments with loved ones or hosting guests.

Modern Elegance in Every Detail

The kitchen exudes contemporary elegance, boasting a stylish design with abundant storage space provided by an array of wall and base units. Integrated appliances such as an electric oven, five-burner gas hob, dishwasher, fridge-freezer, microwave, washing machine, and wine cooler add convenience and functionality.

Bedrooms Designed for Comfort

Towards the rear, discover two exquisite ground floor bedrooms. Bedroom three features built-in storage cupboards, accompanied by a modern family bathroom adorned with a pristine white suite, including a bath with a waterfall tap and a shower attachment. Bedroom two offers a bright ambiance, complete with wall-to-wall wardrobes and an en-suite bathroom featuring a walk-in rainfall shower and sleek floor-to-ceiling tiling.

Tranquil Haven Upstairs

Ascend the stairs to bedroom one, a splendid double room equipped with ample built-in storage, ensuring a clutter-free haven. The en-suite bathroom is adorned with floor-to-ceiling tiling, a w.c., basin, and a walk-in rainfall shower, adding a touch of luxury to this serene space.



Open Plan Living



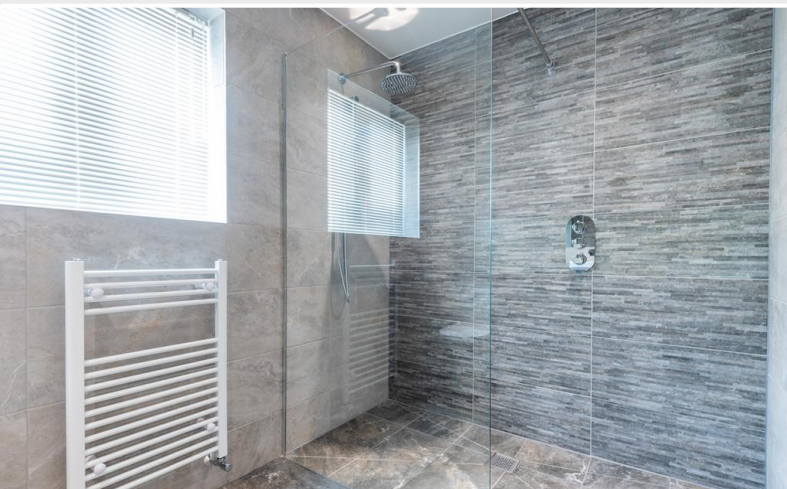
Vaulted Ceilings



Bedroom One



Bedroom Two



Shower Room



Bedroom Three

## A Home Where Memories Flourish

This property is an exceptional venue to unite with loved ones in a contemporary and tranquil setting. Its proximity to the Yorkshire Dales & Lake District, just a short drive away, makes it an ideal permanent residence, a coveted retreat, or an excellent investment opportunity for its fortunate future owner.

**Outside** To the front of this beautiful home there is a spacious waterfront balcony with decking that reaches over the water's edge and access to a private jetty, perfect for a summers day to sit out and enjoy the views from the seating area or from the fabulous, luxurious six person hot tub. To the side of the home there is a well maintained private garden area and there are also two handy store rooms.

The lake at the heart of the development is naturally lined with quartz giving it a unique and vibrant colour and boasts a beach area and lovely scenic walks in the woodland around the lake. Take advantage of the location and go fishing in the lake, or for the more adventurous paddle boarding and kayaking.

**Parking** 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 third roundabout, take the second exit, signposted Burton in Kendal. Twin Lakes Country Club is located on the left hand side via the secure access gate.

**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 third roundabout, take the second exit, signposted Burton in Kendal. Twin Lakes Country Club is located on the left hand side via the secure access gate.

**What3words** ///lilac.reaction.weaved

**Accommodation with approximate dimensions**

**Kitchen / Living / Dining Room** 29' 7" x 20' 9" (9.02m x 6.32m)

**Bedroom One** 16' 2" x 11' 1" (4.93m x 3.38m)

**Bedroom Two** 14' 1" x 9' 7" (4.29m x 2.92m)

**Bedroom Three** 14' 1" x 8' 8" (4.29m x 2.64m)

**Property Information**

**Services** Mains water and electricity, LPG Central Heating.

**Council Tax** Band D - Lancaster City Council

**Tenure** Leasehold the remainder of a 999 year lease. A copy of the lease is available for inspection at the Lodge Quest sales office on site. Vacant possession upon completion. Maintenance Charges are £5000 per annum full breakdown available in office. We understand that any potential owner would need an additional registered address but that Twin Lakes can be used all year long.

**Viewings** Strictly by appointment with Hackney & Leigh Carnforth Office

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



Balcony



Drone Photo



Twin Lakes



Twin Lakes

Request a Viewing Online or Call 01524 737727

## Meet the Team

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

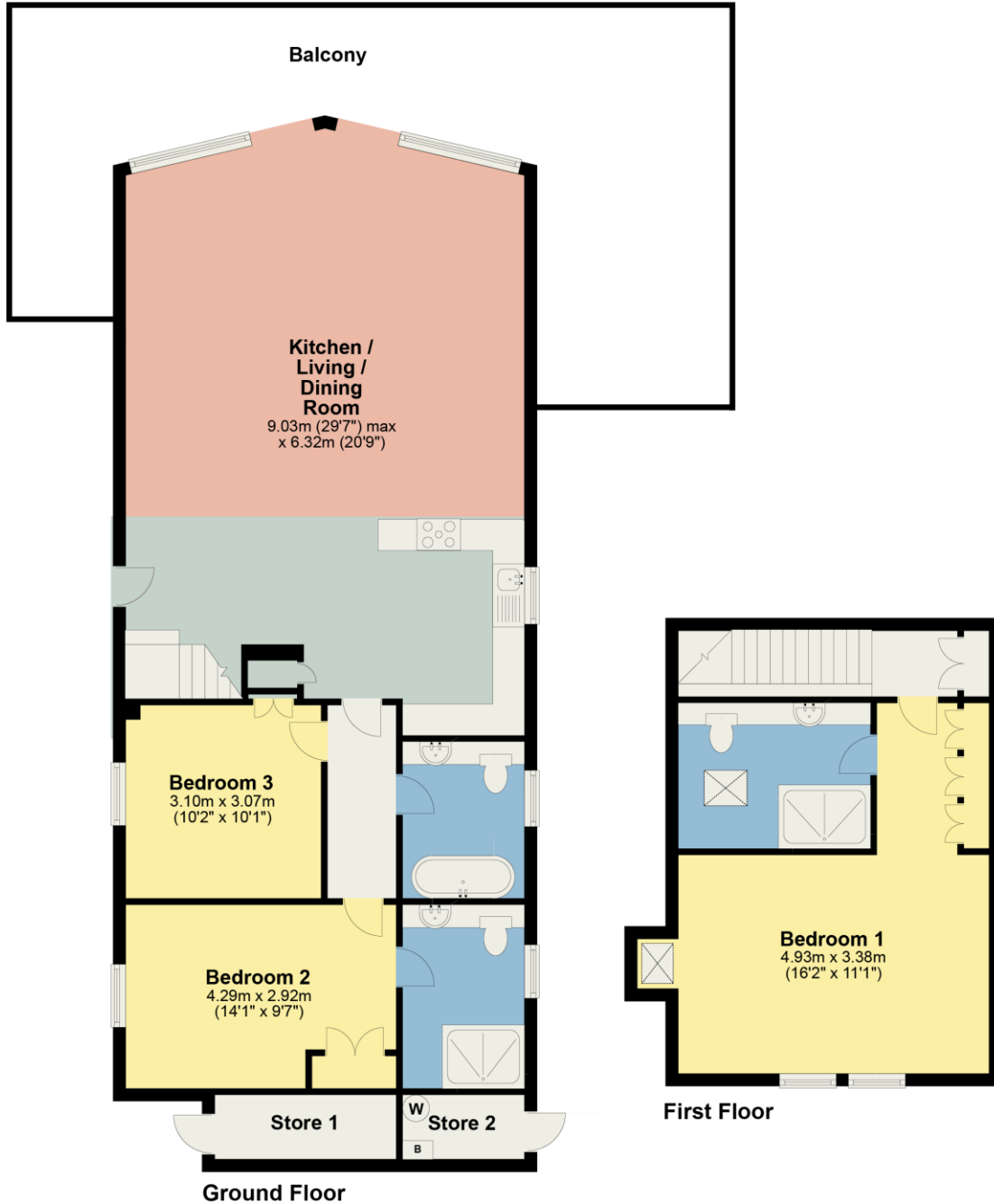


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