



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

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.

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.



Open Plan Living



Vaulted Ceilings



Bedroom One



Bedroom Two



Shower Room



Bedroom Three

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.

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

Anti-Money Laundering Regulations (AML)

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Balcony



Drone Photo



Twin Lakes



Twin Lakes

Request a Viewing Online or Call 01524 737727

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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 C2259

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