



## Underskiddaw

Fell Foot Lodge, 20 Burnside Park, Underskiddaw, Keswick, Cumbria, CA12 4PF

A detached two bedroom traditional style holiday lodge most conveniently situated on a pleasant site with delightful rural views to the fells.

Offers Over £200,000

### Quick Overview

Traditional style two bedroom holiday lodge

Pleasant position within a private park on the outskirts of Keswick

Delightful rural views to the fells

Close to Skiddaw and Latrigg

Open plan living room and fitted dining kitchen with appliances

Surrounding decked external terrace

On-site parking spaces

Site open all year round



2



1



1



E



Superfast  
39 Mbps



On-site Parking

Property Reference: KW0333



Open Plan Living Room / Dining Kitchen



Open Plan Living Room / Dining Kitchen



Open Plan Living Room / Dining Kitchen



Open Plan Living Room / Dining Kitchen

A detached two bedroom traditional style holiday lodge most conveniently situated on a pleasant site with delightful rural views to the fells at the ever popular Burnside Park located on the outskirts of Keswick and close to Skiddaw and Latrigg. The site is open all year round.

### Accommodation

#### Ground Floor:

**Open Plan Living Room / Dining Kitchen** 19' 3" x 14' 9" (5.87m x 4.5m)

With electric fire and wood surround, two electric heaters, double French doors leading to external decked terrace with seating / dining space, fitted base and wall units, sink unit with mixer tap, integrated oven, hob, extractor unit, microwave, plumbing for washing machine and dish washer, built in airing cupboard, built in storage cupboard.

#### Inner Hall

**Bedroom One** 10' 10" x 9' 7" (3.3m x 2.92m)

With electric heater, built in wardrobes.

**Bedroom Two** 9' 5" x 8' 1" (2.87m x 2.46m)

With electric heater, built in wardrobes.

#### Shower Room

With WC, vanity wash hand basin, shower enclosure, heated towel rail.

#### Outside:

Surrounding decked terrace with seating / dining space and on-site parking for two vehicles.

#### Services

Mains water, electricity and drainage.

#### Tenure

Leasehold 150 years from 1 April 2000.



Open Plan Living Room / Dining Kitchen



Open Plan Living Room / Dining Kitchen



Bedroom One



Bedroom Two



Bedroom Two



Shower Room

### Service Charge

We are advised that the service charge currently amounts to approximately £670 per quarter to cover maintenance of the park, council tax and water.

### Directions

From Keswick town centre proceed to the A591 towards Applethwaite and turn immediately right and then right again which will lead you into the Burnside Park entrance. At the far end of the park turn left and the lodge is situated on the right.

### Viewings

By appointment with Hackney & Leigh's Keswick office.

### Price

Offers over £200,000 are invited.



Front Elevation



Decked Terrace



Decked Terrace



View

Request a Viewing Online or Call 01768 741741

## Meet the Team

### Nick Elgey

Sales Manager

Tel: 017687 41741  
Mobile: 07368 416931  
nre@hackney-leigh.co.uk



### Simon Bennett

Sales Team

Tel: 017687 41741  
keswicksales@hackney-leigh.co.uk



### Jane Irving

Sales Team

Tel: 017687 41741  
keswicksales@hackney-leigh.co.uk



### Amy Robinson

Sales Team

Tel: 017687 41741  
keswicksales@hackney-leigh.co.uk



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



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



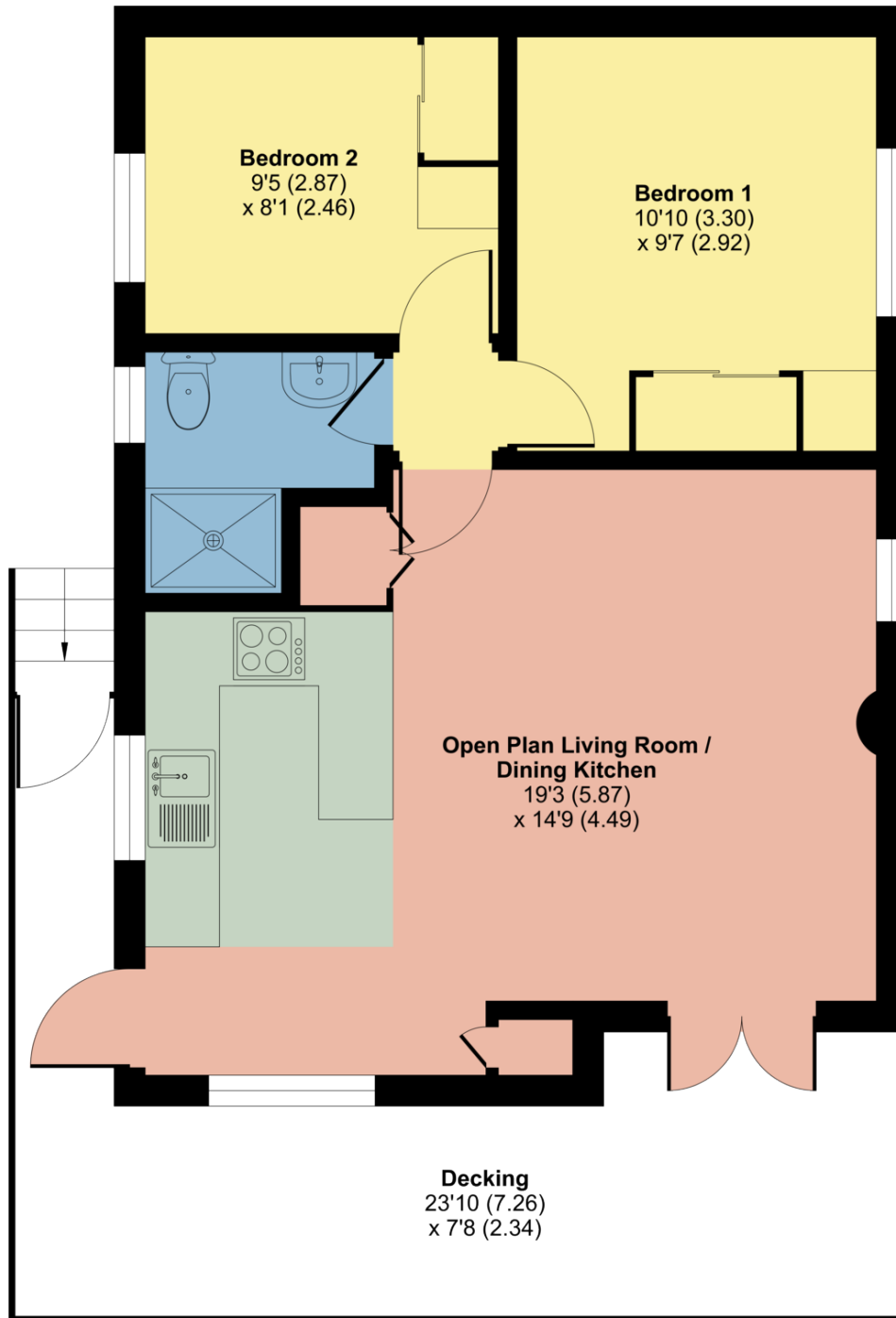
Can we save you money on your **mortgage**? Call us on: **01539 792033**

Hackney & Leigh Ltd 11 Bank Street, Keswick, Cumbria, CA12 5JY | Email: [keswicksales@hackney-leigh.co.uk](mailto:keswicksales@hackney-leigh.co.uk)

# 20 Burnside Park, Underskiddaw, Keswick

Approximate Area = 534 sq ft / 49.6 sq m

For identification only - Not to scale



**GROUND FLOOR**



**Certified  
Property  
Measurer**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.  
Produced for Hackney & Leigh. REF: 1093625

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 04/03/2024.

Request a Viewing Online or Call 01768 741741