



## Water Yeat

£125,000

Lodge 18 Crake Valley Holiday Park, Water Yeat, Nr Ulverston, Cumbria, LA12 8DL

This compact and well presented Lodge is a successful holiday let and is located in a pleasing, rural position close to Coniston Water on a peaceful, intimate Lodge Park.

Comprising Open Plan Living/Dining and Kitchen with Utility Cupboard, inner Hall, 2 Bedrooms and Shower Room. Good sized outdoor space and Parking for 2 cars.

Viewing highly recommended.

### Quick Overview

Lodge - Open Plan Living/Dining/Kitchen  
2 Bedrooms - 1 Shower Room  
Peaceful Lodge Park  
Successful Holiday Let  
Only a few strides from Coniston Water  
Neatly presented  
Only 9 years old  
Parking for 2 cars  
No upper chain  
Site Wi-Fi available



2



1



1



On Site Wifi  
Available



2 Parking Spaces

Property Reference: G2951





Open Plan Living



Open Plan Living



Open Plan Living



Bedroom 1

**Description** Lodge 18 is a superb Lodge presented to a high standard throughout and is a very successful holiday let enjoying a prominent position on this sought after, quiet, private, intimate park and has superb walks from the door step. The shores of Coniston Water are just a hop, skip and a jump away and it is approx 10 minutes from the A590. It would be ideal as a peaceful, rural, get away from it all weekend retreat for a family or couple but will also appeal to the investor looking for an affordable holiday let perhaps.

The external steps lead into the Open Plan Living space which is light and airy with triple aspect. The front has double opening patio doors with side windows which lead onto the wonderful Balcony which enjoys the afternoon and evening sun - a super spot to relax and soak up the peace and quiet. There is a modern wall mounted electric fire and ample space for both living and dining furniture. Recessed ceiling spot lights. The Kitchen is well equipped and has 'greige' wall and base cabinets. Integrated fridge freezer, electric oven, hob and stainless steel sink unit. The matching Utility Closet houses the calor gas water heater and washing machine. Attractive, wide board, mid-tone wood effect flooring.

From the Inner Hall are the 2 Bedrooms and Shower Room. Bedroom 1 is the largest with side aspect and a wall of mirror fronted wardrobes. Bedroom 2 is currently arranged as a twin with matching, mirror fronted wardrobes. The Shower Room has a modern white suite comprising large shower enclosure, WC and wall mounted wash hand basin.

Externally, to one side is an area of lawn with extra, small, wooded area - excellent for the kids to enjoy. To the other side is Parking for 2 vehicles.

**Location** Crake Valley Park is a wonderful, quiet, park on approx 16 acres of woodland close to Coniston Water. Coniston is the 3rd largest lake in the Lake District with 3 small Islands owned by The National Trust. Famed for being the setting of Arthur Ransome's book 'Swallows and Amazons' and the resting place of Donald Campbell and his recently restored 'Bluebird'. Lake Bank jetty is located down a footpath in the far right hand corner of the field directly opposite the drive where the Stem Gondola stops. The lake offers something for everyone - the more adventurous, boating, paddle boarding etc and others that just seek the serenity of the shore, with the waters edge tickling your toes!

The hamlet of Water Yeat is picturesque and conveniently placed, approximately 20 minutes from the market town of Ulverston and approx 30 minutes from the Lake District Town of Bowness-on-Windermere.

Local attractions close to the Crake Valley Holiday Park include Grizedale Forest, Haverthwaite Stream Railway, Coniston Village with a range of shops, Public Houses and Boating Centre, Ravenglass Railway and of course all the attractions of the Inner Lake District are right on hand.



To reach the property from Greenodd follow the A5092 for 2 miles and take the right turn signposted Coniston. Proceed through the Hamlet of Blawith for 1 mile and turn left (pink sign) into Crake Valley Lodge Park. Carry straight on after the cattle grid and No. 18 is at the head of the Park.

**Accommodation (with approximate measurements)**

**Open Plan Living/Dining/Kitchen** 15' 7" x 12' 1" (4.75m x 3.68m)

**Inner Hall**

**Bedroom 1** 12' 1" x 7' 6" (3.68m x 2.29m) inc wardrobes

**Bedroom 2** 11' 0" x 5' 10" (3.35m x 1.78m) plus wardrobes

**Shower Room**

**Services:** Mains electricity and water supplied by the site. Bottled Calor gas. Shared site septic tank drainage.

**Tenure:** Leasehold. Subject to a 125 year lease dated 15th May 2015. Vacant possession upon completion. A copy of the lease is available for inspection.

**Note:** This Lodge can only be used for recreational purposes only and not permanent continuous occupation as a sole and principle residence.

**Management Charges:** Site fees as of May1 2024 are £3,271 + VAT. A share of the site business rates and water rates are charge separately. Calor Gas bottles are purchased from a third party supplier. Electric and water are metered and charged separately.

**Note:** A 10% commission is payable to the landlord upon the sale of the lodge (of the increase of the aggregate value).

**Viewings:** Strictly by appointment with Hackney & Leigh Grange Office.

**Holiday Letting:** This property is currently a successful Holiday Let. Accounts are available to interested parties, once they have viewed the Lodge.

**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).



Bedroom 2



Shower Room



Parking

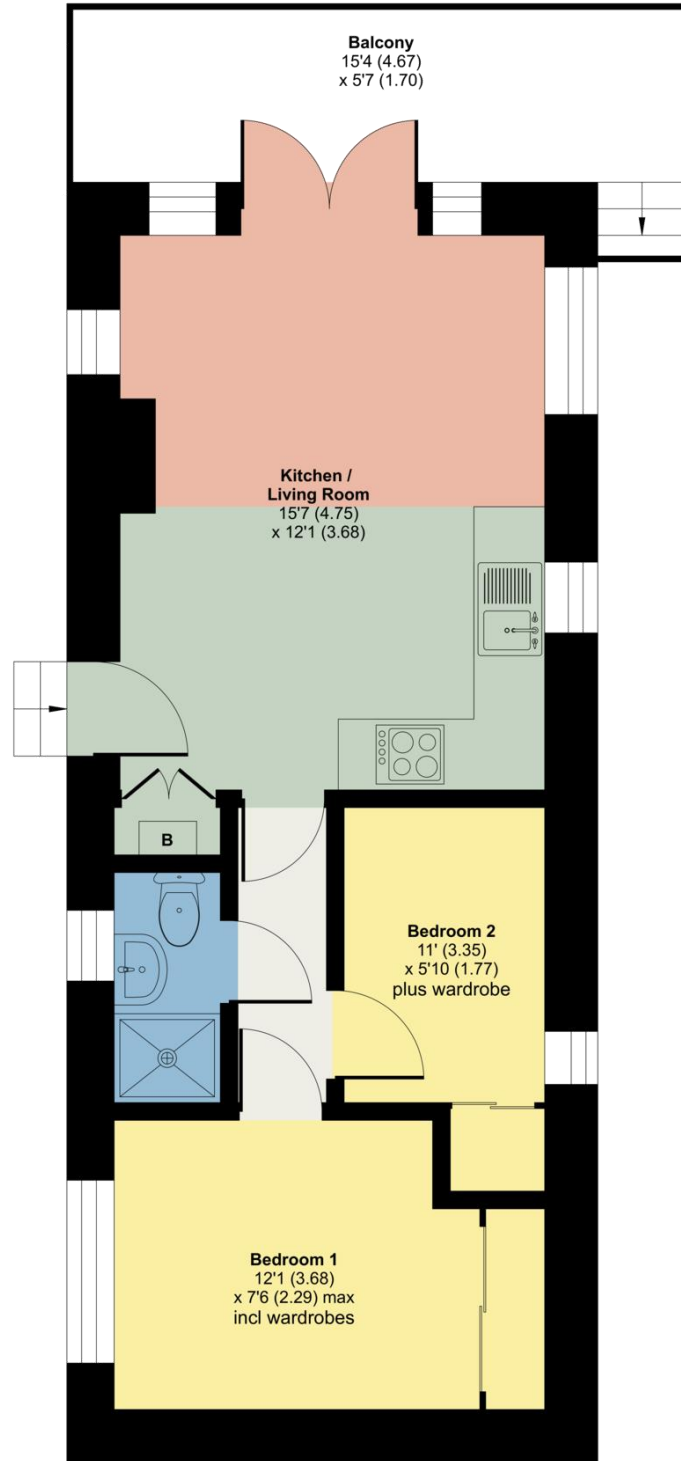


Garden

# Crake Valley Holiday Park, Water Yeat, Nr Ulverston, LA12

Approximate Area = 398 sq ft / 36.9 sq m

For identification only - Not to scale



**GROUND FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n|checon 2024. Produced for Hackney & Leigh. REF: 1149188

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