



Keswick

Offers in the region of **£215,000**

The Bothy, Low Briery Holiday Village, Keswick, Cumbria, CA12 4RN

A detached two bedroom luxury holiday lodge situated within the ever popular Low Briery Holiday Village enjoying a delightful rural setting approximately 1.8 miles from Keswick town centre.

Quick Overview

Outstanding detached luxury holiday lodge

Popular holiday village in a delightful rural setting

Approximately 1.8 miles from Keswick

Two double bedrooms and two luxury bath / shower rooms

Open plan kitchen / dining / living room

External decked entertaining terrace

Two allocated parking spaces

Lucrative investment opportunity

Site open all year

Viewing highly recommended

Property Reference: KW0374



2



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1



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Superfast
46Mbps



2



Open Plan Sitting Room / Dining Kitchen



Bedroom One



Bedroom Two



Open Plan Sitting Room / Dining Kitchen

Accommodation

Ground Floor: Open Plan Sitting Room / Dining Kitchen | Bedroom 1 With Ensuite Bathroom | Bedroom 2 With Ensuite Shower Room

Outside: Decked Entertaining Terrace | Two allocated parking spaces

Services Mains water, electricity, gas and drainage.

Tenure Leasehold 50 years from 2021.

Site Fee We are advised that the annual site fee for 2024 is £5,990 to include water supply.

Additional Fees If owners wish to provide holiday lettings we are advised that the site charges £100 per month in addition to 12% of the rental charge.

Rates Payable We are advised that the annual rates payable for 2024 amount to £268.17.

Viewing By appointment with Hackney and Leigh's Keswick office.

Directions From Keswick town centre proceed onto Penrith Road and bear left at the bend onto the A591 where sign posted for the M6. Proceed up the hill passing The Hawthorns leading to the A66 and as the road bears left the entrance to Low Briery Holiday Village is situated on the left.

Price Offers in the region of £215,000.

Anti Money Laundering: 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).



Open Plan Sitting Room / Dining Kitchen

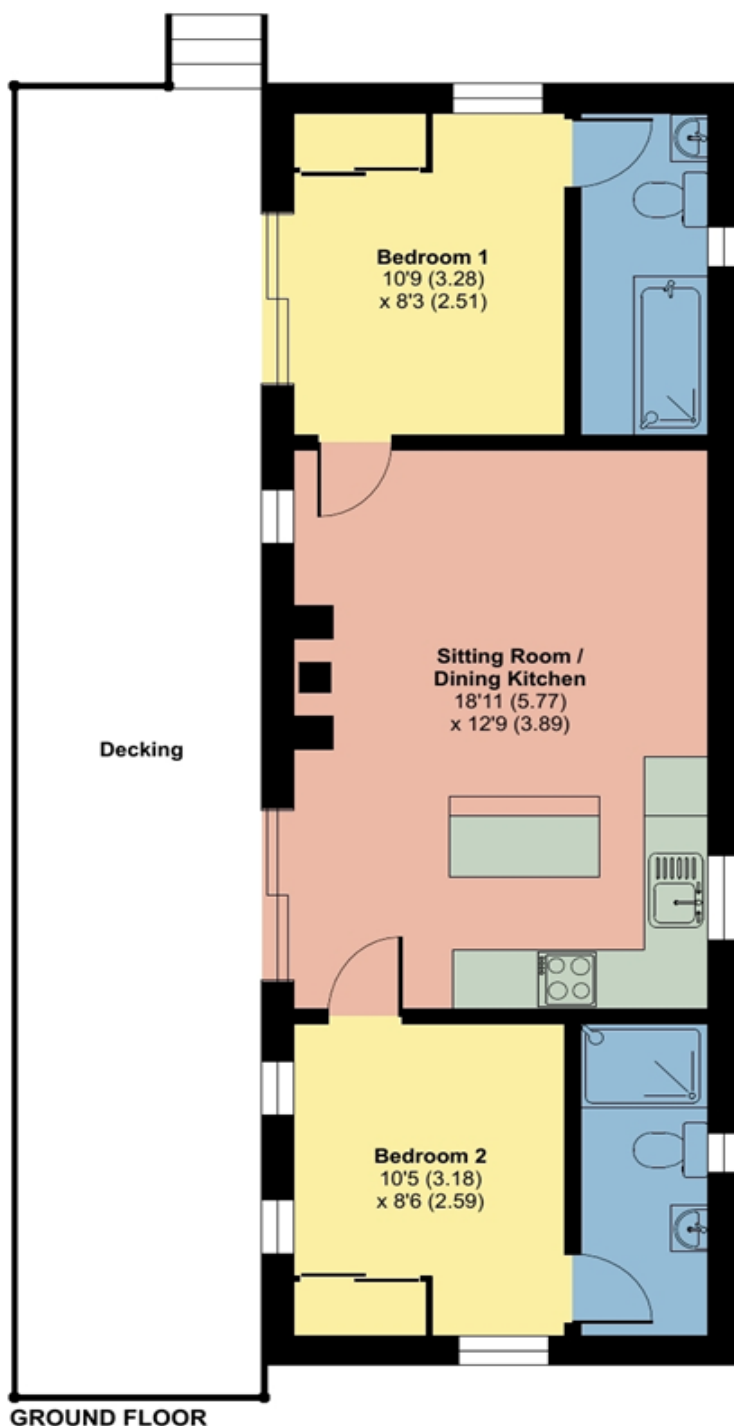


Entertaining Terrace

The Bothy, Low Briery Holiday Village, Keswick

Approximate Area = 535 sq ft / 49.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n|cheom 2024. Produced for Hackney & Leigh. REF: 1146857

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