



# Tewitfield

£180,000

10 Lapwing House, Tewitfield Marina, Tewitfield, Carnforth, LA6 1GP

Set in the serene and tranquil surrounds of Tewitfield Marina, this beautifully appointed holiday two-bedroom apartment offers the perfect blend of comfort, convenience, and picturesque scenery. Ideally located with excellent transport links, you're just moments away from the stunning landscapes of Northwest Lancashire, the Lake District, and Yorkshire Dales.

Wake up to peaceful waterside views, enjoy leisurely strolls or scenic cycling routes along the canal, and explore the region's top attractions, all just a short drive away. This modern apartment is your ideal sanctuary, whether you're seeking a quiet retreat or a stylish base for your northern adventures. With charming local amenities close by and the allure of the countryside at your doorstep, this is more than just a holiday home—it's your gateway to unforgettable experiences.

## Quick Overview

- Prime Canal-Side Location with Stunning Views
- Open-Plan Living Area with Private Patio
- Modern Kitchen with Integrated Appliances
- Main Bedroom with Ensuite and Canal Views
- Second Bedroom and Family Bathroom
- Ideal Holiday Home or Investment Property
- Easy Access to the North Lancashire, the Lake District and Yorkshire Dales
- Dog Friendly Site
- No Onward Chain
- High Speed Broadband Available\*



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High Speed Broadband



Car Park

Property Reference: C2424



Kitchen



Dining Area



Living Room



Views Over the Marina

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**Location** Situated in the heart of the stunning Northwest Lancashire countryside, Tewitfield Marina offers a unique blend of tranquil rural living and convenient access to modern amenities. Positioned at the gateway to the Lake District and Yorkshire Dales, this picturesque canal-side setting is perfect for those seeking both relaxation and adventure.

Tewitfield Marina is exceptionally well-connected. The nearby town of Carnforth provides a range of local shops, cafés, and essential services, while the historic city of Lancaster, just a short drive away, offers broader shopping, dining, and entertainment options. With easy access to popular tourist destinations such as Lake Windermere, Morecambe Bay, and the Forest of Bowland, your weekends can be filled with exploration and adventure. The marina itself boasts a variety of facilities, including mooring options for boat owners, EV charging (at additional cost), a children's play area, and adjacent attractions such as The Longlands Hotel and Greenland's Farm, which offer a range of activities for all ages. Additionally, the M6 motorway is easily accessible, making travel from major cities like Manchester, Liverpool, and Glasgow straightforward and convenient.

**Property Overview** Welcome to your perfect getaway at Tewitfield Marina. 10 Lapwing is a haven of comfort and relaxation, designed with an open-plan layout that maximises light and space. The heart of this apartment is the serene patio area-a true gem where you can unwind and soak up the tranquil ambiance. Double glass doors open directly onto the patio, creating a seamless indoor-outdoor flow. Imagine starting your mornings with a coffee in hand, watching the boats drift by on the canal, or spending lazy afternoons lounging with a good book. As evening falls, this peaceful spot becomes the perfect place to enjoy al fresco dining or a glass of wine, surrounded by the calming sounds of the water.

Inside, the kitchen is fully equipped with a fridge/freezer, integrated oven, and hob, ensuring you have everything needed to prepare a home-cooked meal. The spacious dining and living area invites you to share meals with family and friends or simply relax in front of a film. Upstairs, you'll find a luxurious king bedroom overlooking the canal, complete with a stylish en-suite featuring a shower. A spacious twin bedroom at the rear of the property offers additional comfort and privacy for guests. The thoughtfully designed family bathroom includes a bath with an overhead shower, a vanity wash unit, and a low-level WC, providing everything you need for a relaxing stay.

An apartment at Tewitfield Marina is perfect for those seeking a lock-up-and-leave holiday home or a lucrative holiday let business opportunity. With low maintenance and high appeal, your new holiday home at Tewitfield Marina ensures a hassle-free lifestyle.

**Parking** The property benefits from a car park just before the row of apartments.

**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. Take the first right turn and enter the Longlands Hotel car park. Proceed to the end of the car park, where you will see the pillared entrance for Tewitfield Marina. The property is situated to the right hand side.

**What3Words** ///cycled.destined.kickbacks

**Accommodation with approximate dimensions**

**Entrance Hall**

**Kitchen Diner** 22' 10" x 8' 10" (6.96m x 2.69m)

**Living Room** 12' 11" x 11' 6" (3.94m x 3.51m)

**First Floor**

**Bedroom One** 12' 11" x 12' 5" (3.94m x 3.78m)

**Ensuite**

**Bedroom Two** 12' 11" x 11' 9" (3.94m x 3.58m)

**Bathroom**

**Property Information**

**Services** Gas - LPG Metered Gas Supply, Mains Electricity, Mains Water and Private Drainage.

**Council Tax** Currently business rates

**Tenure** Tenure Leasehold - Held on a balance of 250 Years from 27th August 2008. We understand the service charge is currently £1,802.61 for 2023. We understand the ground rent is £300 per annum.

Please note this property can only be occupied for 48 weeks of the year due to the section 106 agreement. We understand that the s106 refers to a 4 week period in February. However, the site closes down for two weeks in January.

**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).



Bedroom One



Bedroom Two



10 Lapwing



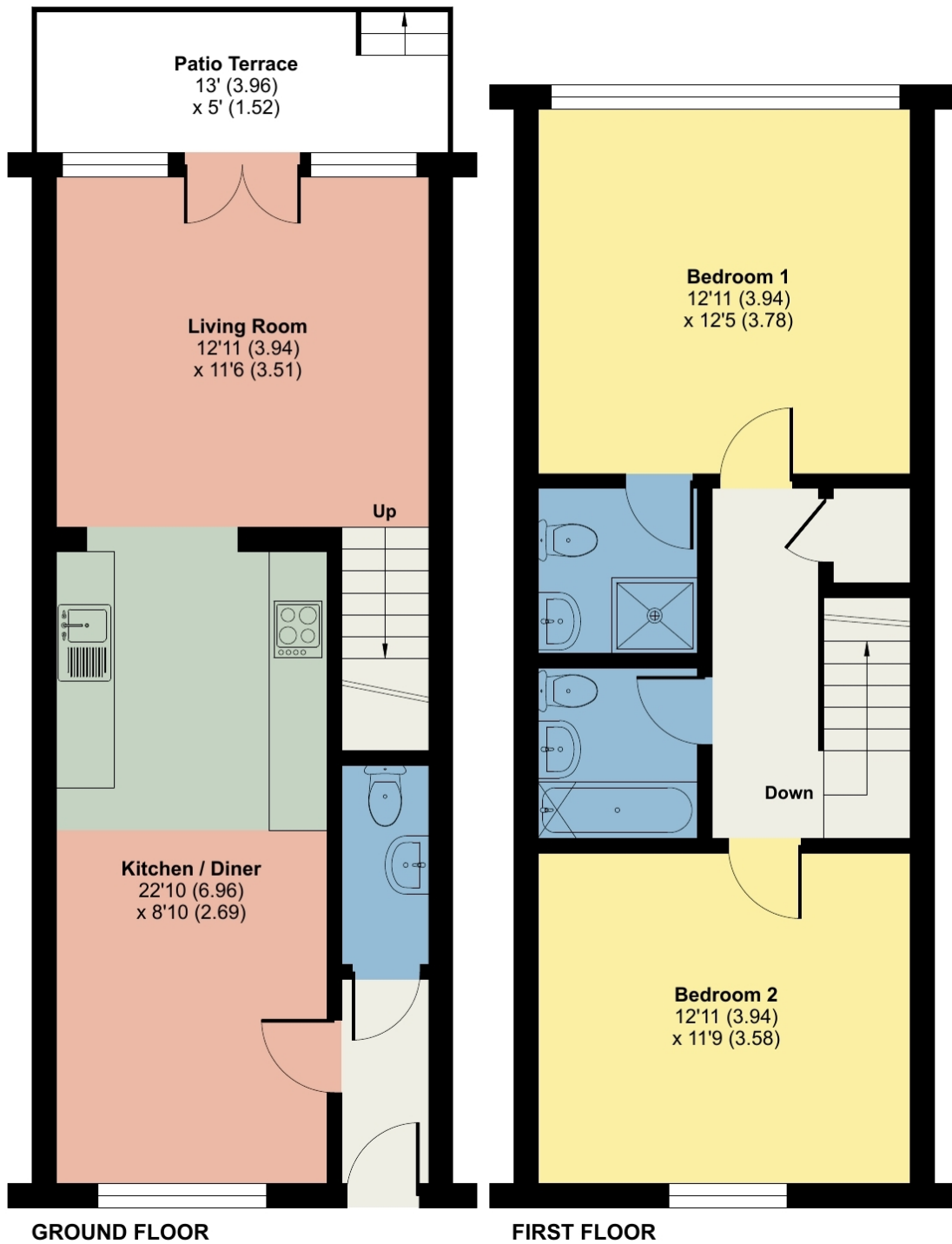
Canal Walks



# Tewitfield Marina, Carnforth, LA6

Approximate Area = 916 sq ft / 85.1 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). © nchecom 2024. Produced for Hackney & Leigh. REF: 1173433

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