



Tewitfield Marina

£175,000

6 Swan House, Tewitfield Marina, Tewitfield, Carnforth, LA6 1GQ

This contemporary two-bedroom holiday apartment offers a perfect mix of comfort, convenience, and scenic charm. With excellent transport links, it provides easy access to the landscapes of Northwest Lancashire, the Lake District, and the Yorkshire Dales.

Enjoy serene waterside views and explore the canal with relaxing walks or bike rides, and visit nearby attractions, all just a short journey away. This stylish property is ideal for those looking for a quiet escape or a well-located base for exploring the North. With local amenities close at hand and the countryside within easy reach.

Quick Overview

Prime Canal-Side Location with Picturesque Views

Easy Access to the North Lancashire, the Lake District and Yorkshire Dales

Perfect Holiday Home or Investment Property
Main Bedroom with Ensuite and Canal Views

Well Presented Throughout
Private Balcony

Ample Off Street Parking

Dog Friendly Site

No Onward Chain

Superfast Broadband Available*



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1



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Superfast
Broadband



Car Park

Property Reference: C2488



Ariel View



Downstairs W.C.



Living Area



Living Area

Tewitfield Marina is located in the Northwest Lancashire countryside, offering a mix of peaceful rural surroundings and easy access to modern amenities. Close to the Lake District and Yorkshire Dales, this canal-side location is ideal for relaxation and outdoor activities.

The marina is well-connected. Carnforth, a nearby town, provides local shops, cafés, and essential services, while Lancaster, a short drive away, offers additional shopping, dining, and entertainment options. Popular destinations like Lake Windermere, Morecambe Bay, and the Forest of Bowland are all within reach, offering plenty of opportunities for exploration.

On-site, Tewitfield Marina includes facilities such as mooring options, EV charging (available for an additional fee), a children's play area, and nearby attractions like The Longlands Hotel and Greenland's Farm, which provide activities for all ages with the added benefit of being conveniently located near the M6 motorway.

Step into the property and immediately notice the bright and well-proportioned atmosphere. Straight ahead, you'll find a convenient downstairs W.C. To the right, the open-plan living, kitchen, and dining area welcomes you with large front facing window and rear patio doors, filling the space with natural light. Modern finishes enhance this versatile area, perfect for relaxing, entertaining, or hosting, with seamless access to your private balcony which enjoys views of the canal.

The kitchen is thoughtfully designed and fully equipped with integrated appliances, including a fridge/freezer, oven, hob, and extractor. Ample space allows for your furnishings, making it both functional and stylish.

To the first floor, discover two generously sized double bedrooms with neutral décor. Bedroom one overlooks the canal, offering stunning views, and includes a convenient ensuite shower room. The second bedroom is equally spacious and comfortable.

The main bathroom is sleek and contemporary, featuring a vanity sink, toilet, and tiled walls and flooring, creating a polished, modern finish.

The property also benefits from a car park providing ample off street parking.

An apartment at Tewitfield Marina is an excellent choice for those looking for a low-maintenance holiday home or a profitable holiday rental investment.



Kitchen



Kitchen



Bedroom One



Ensuite Shower Room



Bedroom Two



Main Bathroom

Accommodation with approximate dimensions

Entrance Hall

Downstairs W.C.

Dining Area 11' 10" x 8' 10" (3.61m x 2.69m)

Kitchen 9' 9" x 9' 8" (2.97m x 2.95m)

Living Area 11' 9" x 12' 10" (3.58m x 3.91m)

Bedroom One 12' 10" x 12' 11" (3.91m x 3.94m)

Ensuite Shower Room

Bedroom Two 11' 6" x 12' 11" (3.51m x 3.94m)

Main Bathroom

Property Information

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.

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

Council Tax Currently Business Rates

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

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.

What3Words ///prospers.traded.wiping

Viewings Strictly by appointment with Hackney & Leigh Carnforth office.

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).



Views



Rear Balcony/Patio



Rear Outlook



Canal

Request a Viewing Online or Call 01524 737727

Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team
Call **01524 737727** or request online.



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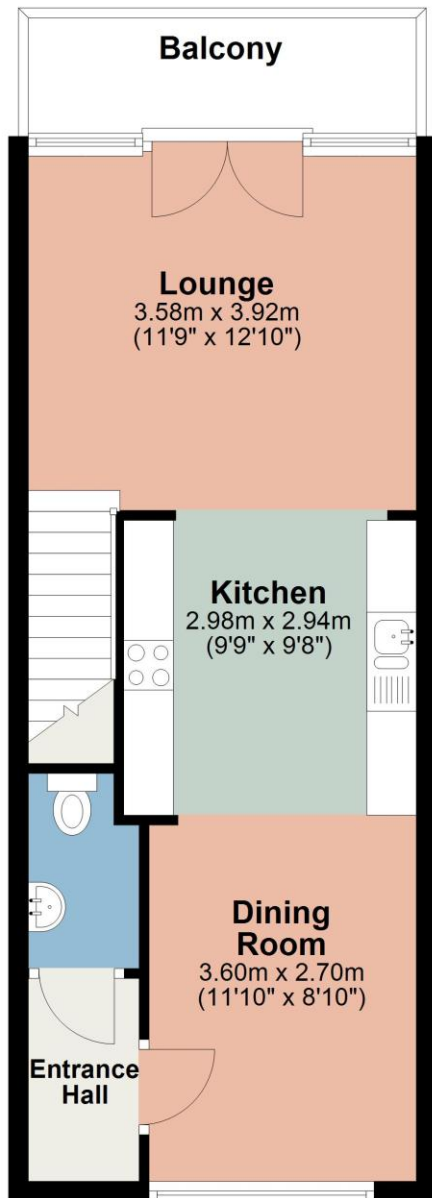


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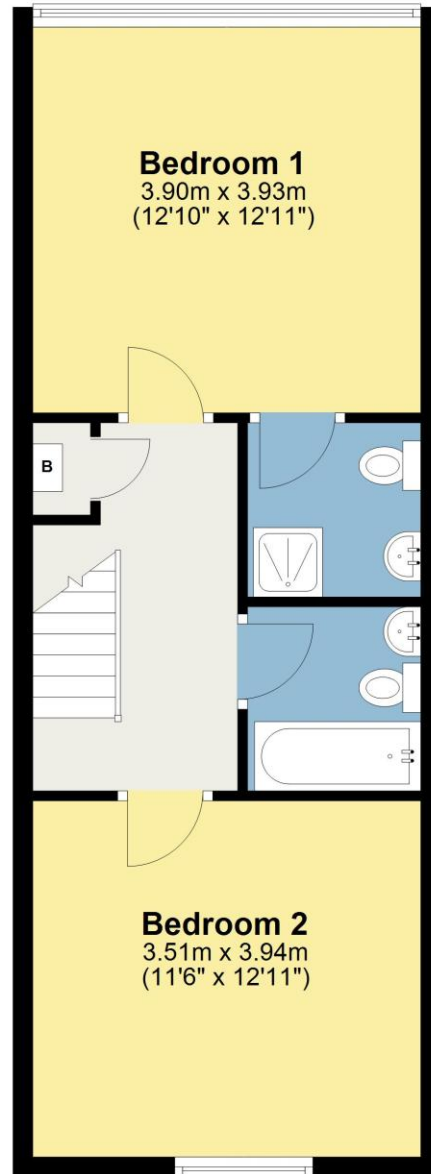
Ground Floor

Approx. 40.5 sq. metres (436.0 sq. feet)



First Floor

Approx. 44.5 sq. metres (478.9 sq. feet)



Total area: approx. 85.0 sq. metres (914.8 sq. feet)

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 27/01/2025.

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