



Lodge 3 Stonefold Holiday Park Newbiggin, Penrith, Cumbria, CA11 0HP

Enjoying an elevated position, on a well maintained private site, handy for the Lake District and Ullswater Valley and close to Penrith and its associated amenities, with open views over fields, a recently built, beautifully presented 2 bedroomed holiday lodge. Offered fully furnished and equipped.

Offers In The Region Of £110,000



KEY FEATURES

- Detached 2 Bedroomed lodge
- Open plan lounge/ kitchen/ diner
- Beautifully presented having been recently redecorated
- Situated on a well maintained, private site
- In an elevated position enjoying open views over the fields to the fells
- Private parking space
- South West facing decking to two sides of the lodge
- Handy for the M6, Penrith and Lake District National Park

SUMMARY

Set in a beautiful, well maintained and run private park on the fringe of the Lake District, 5 minutes from the M6 and Pooley Bridge, with open views towards the fells this lodge makes an ideal retreat from which to enjoy Cumbria and all on offer.

As with all lodge sites a number of restrictions are in place, please contact our office for further details.

DIRECTIONS

Leave the M6 at junction 40 (signposted Penrith), then at roundabout take the 4th exit onto the A66 (signposted Keswick, Workington) entering Penrith. At roundabout take the 3rd exit onto the A66 (signposted Keswick).

Continue forward onto the A66, entering Stainton. Turn right (signposted Newbiggin). Stonefold is 1 minute's drive, on the left. Take the 2nd entrance to reach Lodge 3.

THE ACCOMMODATION BRIEFLY COMPRISES:

[All measurements are approximate]

ENTRANCE HALL Carpeted.

LOUNGE/ KITCHEN/ DINER 5.8m x 5.23m (19' x 17'2")
Open plan. Carpeted with 2 radiators.

LOUNGE With electric stove. Carpeted with TV and telephone points and French doors leading to the decking outside.

KITCHEN A range of fitted units with stainless steel single drainer sink unit. Gas hob and electric oven with stainless steel extractor hood. Integrated fridge, freezer and dishwasher.

DINING AREA With a solid Oak dining table and four chairs. Carpeted with bay window showing views over the Eden Valley.

UTILITY ROOM 1.57m x 2.1m (5'2" x 6'11") With a range of fitted units and washing machine. Housing the boiler for the domestic hot water and central heating (neither this nor any radiators have been tested).



BATHROOM 1.7m x 2.4m (5'7" x 7'10") With a fitted three piece suite comprising low suite WC, pedestal wash hand basin and bath with shower over. Laminate flooring with heated towel rail.

BEDROOM 1 2.44m x 3.63m (8' x 11'11") With door leading to ensuite. Built in wardrobes. Carpeted with radiator.

BEDROOM 1 ENSUITE With a fitted three piece suite comprising low suite WC, pedestal wash hand basin and shower cubicle.

BEDROOM 2 3.89m x 2.16m (12'9" x 7'1") Carpeted with radiator.

OUTSIDE With parking space and communal lawned areas. South west facing decking to two sides with views over the Eden Valley, benefitting from direct sunlight all day.

ADDITIONAL INFORMATION The site is open all year round, however the property cannot be used as your primary residence. Pitch fee is approx. £2,684 per annum, which includes the water rates. There is also a charge of £394 PA for rates. Remaining term of a 30 year British Holiday and Home Parks Association licence.

SERVICES LPG gas. Mains electricity and water. Septic tank. Gas central heating. Double glazed throughout. Utilities are provided by the park owners and billed directly.

VIEWING Strictly by appointment through our Penrith Office.

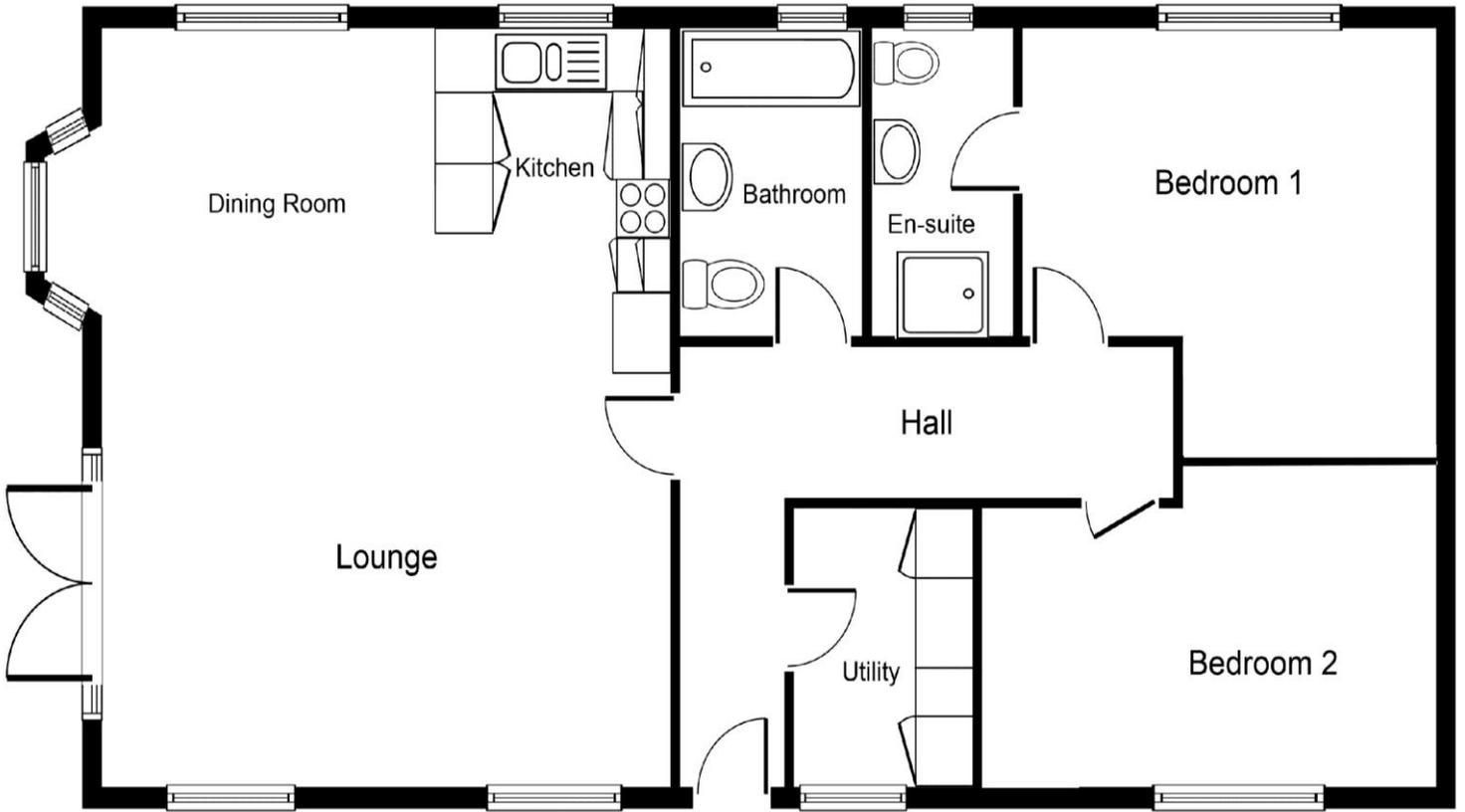
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These particulars have been prepared in accordance with The Business Protection from Misleading Marketing Regulations to give a fair overall view of the property.

Particulars prepared: 22/10/2019



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