



Own your dream holiday home, from a name you can trust



## Lodge Holiday Home at Derwentwater

£195,000



Tingdene Country Lodge Elite 3 bed (43ft x 20ft)

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Derwentwater - 12a Lakeland Drive

Nestled in the stunning Lake District, our Derwentwater site offers a blend of beauty and convenience that's hard to beat. You're just a short stroll from Keswick town centre, where you'll find everything from shops to cosy pubs.

Whether you're into hiking, biking, water fun, or just chilling out in nature, Derwentwater is the place to be. Take in the peaceful vibes and stunning views of the Cumbrian mountains – it's the ultimate spot for relaxation and adventure alike.

For more information or to arrange a viewing, please contact us on 024 7767 8268

Holiday Home Agreement Term: Licence expires 15th March 2060

Furnished throughout  
Parking next to lodge  
LPG piped gas to lodge  
Central heating throughout  
Smoke and carbon monoxide detectors  
Canexal cladded lodge  
High pitched tiled roof  
Uvpc double glazed windows and doors, white interior, wood finish exterior  
UPVc decking  
Current gas safety certificate

Lounge  
Feature fireplace  
French doors leading onto decking  
Carpets and curtains

Kitchen  
Fully fitted kitchen leading off the lounge with wall and floor units  
Electric double oven, gas hob and extractor fan  
Stainless steel sink  
Fridge freezer, dishwasher and washer/dryer  
Dining table and chairs  
Breakfast bar and stools

Main Bedroom  
King sized bed  
Walk in wardrobe and bedside cabinets  
Ensuite shower room

Guest Bedroom 1  
Twin room with fitted furniture

Guest Bedroom 2  
Twin room with fitted furniture

Family Bathroom  
Fully tiled with bath with overhead shower  
WC  
Handbasin with vanity unit and wall mounted mirror above  
Chrome heated towel rail

\*This is a Lodge Holiday Home site only and cannot be used as a main or primary residence by anyone staying in the lodge. If the lodge were to be used for anything other than for holiday purposes and weekend breaks it would be breaking the terms of the site licence agreement. Proof of a main residential address in the form of a current council tax bill, utilities bill and photographic driving licence must be provided prior to purchase.