



LOVE HOMES
INDEPENDENT ESTATE AGENTS



FIXED PRICE £299,950 Leisure Licence

Woodlands Country Park presents an exquisite range of luxury lodges and park homes, providing you with the perfect retreat to enjoy the nearby beauty of the Lake District. Whether you seek tranquility, luxury, or a thriving community, Woodlands Country Park has something for every family.

- Bespoke 55 x 22 Luxury Lodge
- Can be easily converted to a 2 bedroom
- Fully Furnished
- No Chain Delay
- Electric Gated Entrance
- Set in Stunning Grounds
- Council Tax Band A
- Holiday Home

One-of-a-Kind 55×22 Luxury Lodge on Expansive Canal-Side Plot

Welcome to a truly bespoke, one-off luxury lodge that redefines elegant living. Set on an exceptionally large, landscaped plot, this 55×22 residence offers both style and serenity, with potential to convert into a two-bedroom home.

Exterior Features

- Electric gated entrance with a sweeping driveway lined with ornamental streetlamps
- Expansive lawns on both sides, one enjoying peaceful canal frontage, the other enclosed by stone walls and railings
- A stunning waterlily pond with waterfall, leading to a private lower garden
- Rear stone-walled garden adorned with figurines, a second pond, and a charming summerhouse
- Multiple tranquil sitting areas, perfect for outdoor entertaining or quiet relaxation

Interior Highlights

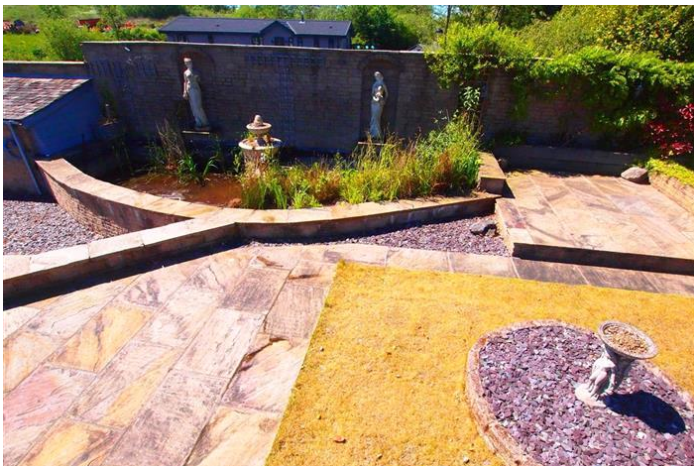
- Spacious lounge with French doors opening to a glass-screened balcony, and further French doors to the front and rear, creating a bright, airy space
- Elegant double glass doors open into a generous dining room
- Striking kitchen in panelled French navy with cream granite worktops, fully fitted with:
 - Integrated dishwasher, tumble dryer, washing machine
 - Built-in oven, microwave, and 5-ring gas hob
 - Wine cooler and American fridge freezer
- Guest cloakroom with toilet and basin

Master Suite

- Extra-large master bedroom with over 22ft x 4ft of concealed walk-in wardrobe space
- Luxurious four-piece bathroom with a freestanding roll-top bath and an oversized walk-in shower

To be sold fully furnished, including many extras, this property is immaculately presented and move-in ready. Its unique features, bespoke finishes, and exceptional setting make it a must-see for those seeking luxury, space, and tranquillity.

Tenure: Leisure Licence











Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.