LAKES ESTATES



37 Hesket Caravan Park, High Hesket, CA4 0JF

Guide price £117,950

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# 37 Hesket Caravan Park

High Hesket, CA4 0JF

- 365 Day Site
- Private Parking
- Excellent rental returns
- Close to both Penrith and Carlisle for amenities
- Low Site fees
- Main Bedroom with Ensuite
- Short Drive to the Lake District
- 2024 Lodge

This 2024 luxury lodge exudes modern sophistication through its open floor plan and contemporary furnishings like rich wood tones and lush fabrics. The sleek kitchen features high-quality cabinetry that contrasts beautifully with countertops. With high-end appliances the space offers luxury. The decked area provides an inviting area for gathering. All bedrooms boast elegant furniture and ample storage. The master suite includes a stylish en-suite toilet and walk in wardrobe, extending the luxurious feel throughout this exclusive lodge that artfully blends comfort, quality and unmatched style.





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**Kitchen Living Dining**
Open plan with a high end finish. Incredible views over the countryside.

**Bedroom 1**
Double bedroom with ensuite and large walk in wardrobe.

**Ensuite**
Fitted with shower, WC and basin.

**Bedroom 2**
Double with large walk in wardrobe.

**Bathroom**
Fitted with shower, WC and basin.

**Note**
These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Lakes Estates has the authority to make or give any representation or warranty in relation to the property. All mention of appliances / fixtures and fittings in these details have not been tested and therefore cannot be guaranteed to be in working order.

Anti-Money Laundering (AML) Checks;
When your offer is accepted, we're legally required to verify your identity. This is carried out by a third-party company at the following costs:
Buying in personal name: £40 (inc. VAT)
Company purchase: £120 (inc. VAT)
These fees are non-refundable, and the purchase cannot proceed until checks are complete.



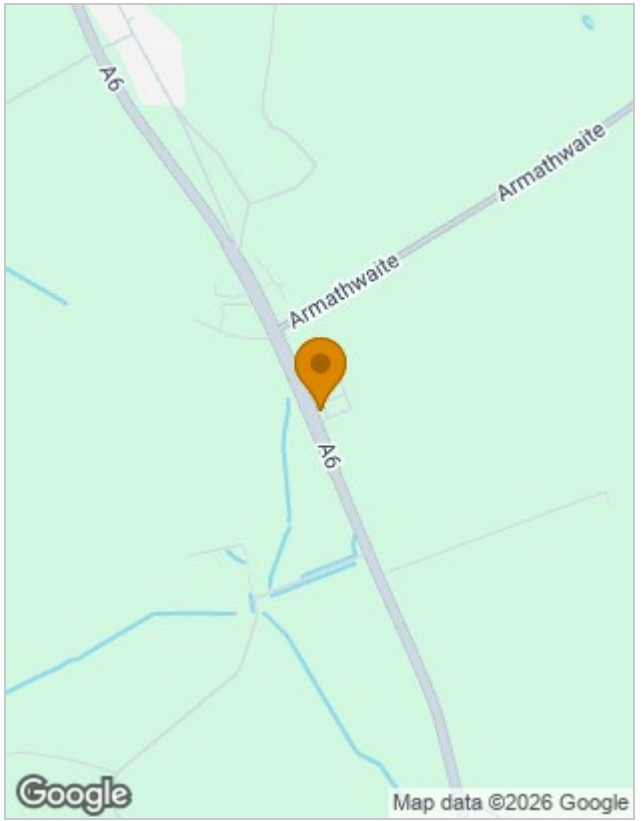




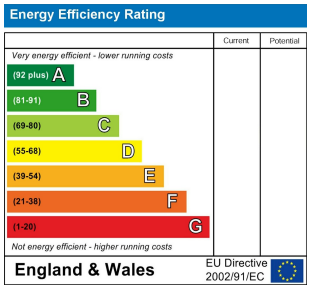




## Location Map




## Energy Performance Graph




## Viewing

Please contact our Lakes Estates Office on 01768 639300 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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