



Plot 16, Hill Top Hideaway  
Carnforth, LA6 1AR

House - Lodge

Offers In The Region Of  
**£185,000**

# Plot 16, Hill Top Hideaway Carnforth, LA6

House - Lodge

**MIGHTYHOUSE**  
ESTATES

## Overview

- Stunning Arkholme Location
- Wrap Around Decking & BBQ Area
- Income Producing Investment
- Top Specification
- Raised Plot Position
- Panoramic Views
- 2021 Model
- Holiday Home
- Integrated Bluetooth Speak System To Lounge
- HD 360 Video Tour

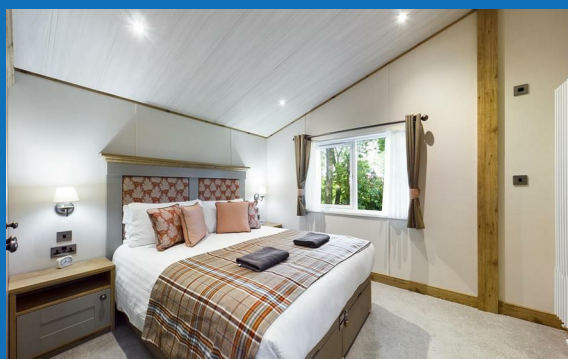
## Selling your home?

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Our dedicated and friendly team will assist you 6 days a week. Get in touch today!

**01524 548888**

Email: [sales@mightyhouse.co.uk](mailto:sales@mightyhouse.co.uk)



### Docker Holiday Park

Gas is mains (paid to the site owners)

Electricity is metered.

B4RN broadband

Age: 2021

The property is sold as seen to include all furniture, soft furnishings, and outdoor furniture making this a truly turn-key investment or holiday home.

### Open Plan Lounge/Kitchen/Dining

#### Kitchen Area

Upvc double glazed window, Velux window, a range of contrasting wall and a base units, ceramic 1.5 sink and drainer, Cookmaster range cooker with 5 gas hobs, double oven and separate grill, Hoover extractor fan, acrylic splashback, a range of integrated appliances including under counter Beko freezer, under counter Beko fridge, CDA wine cooler, Candy full-size dishwasher, microwave with grill/combi function, vinyl flooring, plug sockets with USB functionality.

#### Dining Area

Upvc double glazed sliding door onto the decking, Upvc double glazed window, space for large dining room table and chairs, radiator, vinyl flooring.

#### Lounge Area

Upvc double glazed sliding door, Upvc double glazed window, feature living flame effect fireplace and mantelpiece, contrasting wall unit, contrasting fitted sideboard, TV point, plug socket with USB functionality, tall radiator, integrated Bluetooth/DAB radio/Aux in music system with fitted ceiling speakers, carpeted flooring.

#### Hall

Upvc double glazed door to the side, radiator, fitted contrasting sideboard, fitted seating with shoe drawer below, cupboard housing wall mounted gas boiler, vinyl and carpeted flooring.

#### Utility Room

Upvc double glazed window, radiator, a range of base units, stainless steel sink and drainer, integrated bosch washing machine, vinyl flooring

#### Bedroom 1

Upvc double glazed window, tall radiator, fitted wardrobes, fitted drawer unit, fitted dressing table with drawers, fitted headboard, two matching bed side tables. TV point, plug sockets with USB functionality by the bed and dressing table, carpeted flooring.

### En-Suite Shower Room

Upvc double glazed frosted window, heated towel radiator, step-in double shower with glass sliding screen, thermostatic shower control, fitted shelving unit, WC, washbasin with storage below, shaver socket, vinyl flooring, Xpelair extractor fan.

### Bedroom 2

Upvc double glazed window, radiator, two single beds with mattresses and fitted headboards, fitted wardrobes with full-length mirror, fitted drawer unit, free-standing matching bedside table, fitted dressing table, TV point, plug socket with USB functionality, carpeted flooring.

### Family Bathroom

Upvc double glazed frosted window, heated towel rail, fitted wall unit, WC, shower over panelled bath with thermostatic tap control, wash basin, large fitted mirror and surround, fitted shelving unit, vinyl flooring.

### Outside

Parking for two vehicles, full wrap around decking with seating area to the front to take in the stunning surrounding scenery, rear decking BBQ area.

### Useful Information

The lodge can come sold as seen to include all furniture, white goods and soft furnishings making this an excellent turn-key holiday let investment. Site fees are paid until December 2024.

Sites fees for 2025: tbc

Average nightly rate is £150 to £210

Pitch license - Circa 49 years

### Investor Information

Currently used as a holiday home and when not in use is a successful holiday let.

**SITE FEES PAIF FOR THIS YEAR TO DECEMBER 2023**

The buyer of this lodge will inherit an Air B&B account with 25+ 5\* reviews.

An average nightly stay here is £150.00 - £240.00 per night depending on the season.

Onsite management services are available making this an excellent hands off investment.

### Site Facilities

Free fishing lake

Play park for children

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<b>A</b>	<b>A</b>	<b>A</b>	<b>A</b>
<b>B</b>	<b>B</b>	<b>B</b>	<b>B</b>
<b>C</b>	<b>C</b>	<b>C</b>	<b>C</b>
<b>D</b>	<b>D</b>	<b>D</b>	<b>D</b>
<b>E</b>	<b>E</b>	<b>E</b>	<b>E</b>
<b>F</b>	<b>F</b>	<b>F</b>	<b>F</b>
<b>G</b>	<b>G</b>	<b>G</b>	<b>G</b>

England & Wales EU Directive 2002/91/EC



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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.