



# Gressingham 25 Lodge

Borwick

£170,000



WATERHOUSE  
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Local, Professional Property Services

# Gressingham 25 Lodge Borwick

## Borwick

If you are looking for an immaculate home with scenic views and modern amenities you need look no further than this beautiful 3 bedroom lodge in Borwick, with stunning lake views and offered with no onward chain. The light and bright open-plan kitchen, living room, and dining room are perfect for entertaining and social cooking and with the separate utility room, you can keep everything tidy, organised and clutter free. Boasting three double bedrooms, including a master suite with a dressing room and an en-suite shower room, there's plenty of room for you and your family or guests and with a separate bathroom, everyone can have their own space to get ready in the morning. The private driveway offers space to park two vehicles and the real highlight of this lodge is the beautiful, secure deck where you can relax and enjoy al fresco dining while taking in the stunning lake views. Imagine waking up to the sound of the water and the fresh air every morning! This is the perfect place to escape from the hustle and bustle of everyday life and enjoy some peace and quiet in a beautiful, natural setting. This beautiful lodge also has premium holiday let potential and could generate up to £20,000 per year. Borwick is a quaint village located 8 miles north of Lancaster with beautiful walks along Lancaster Canal and is a 5 minute drive from the M6 motorway. The famous 16th century Borwick Hall stands centrally in the village now used as an outdoor education and conference centre.

Borwick Lakes is a peaceful haven in an unspoilt, natural environment set between Carnforth and Milnthorpe bordering North Lancashire and the Southern Lake District. This new development is within easy reach of Morecambe Bay, the quiet coastal areas of Arnsdale and Silverdale and historic Lancaster with castle, museum and buildings dating back to Roman times giving you an ideal base to explore.

Borwick Lakes holiday park is the perfect retreat for the keen fisherman/woman offering 4 small inland lakes with fishing pegs home to a range of fish species, including Carp up to 25lb. The lakes are open from dusk until dawn.

Owners can enjoy all the facilities available, including indoor heated swimming pool and steam room, beauty salon offering latest treatments and technologies (treatment at additional costs), fitness centre with a range of state of the art equipment and Waters Edge Bar & Restaurant.



### Kitchen/ diner/ living area

Such a light and bright space with a fresh and modern , this versatile room offers triple aspect views all around the surrounding area and to the lake just beyond. There is ample living room space boasting fitted storage with a feature electric fireplace adding a cosy touch and french doors leading straight out to the wonderful deck.

The dining area is able to accommodate a table to comfortably seat 6 and also offers direct access out to the deck outside for effortless al fresco dining. A fitted dresser provides space for storage and to display ornaments.

The smart kitchen offers an array of base and wall units in a cool grey tone with lighter work surfaces and a peninsular cleverly zones the kitchen from the dining area. This is the ideal space for social cooking and entertaining. Integrated appliances include an oven with cooker hood above, a 4 ring gas hob, a microwave, a dishwasher, a fridge and a freezer.

### Utility room

Located just off the kitchen this is a fantastic addition to the home with a sink, integrated washing machine, base units for storage, a window allowing natural light in and 2 floor to ceiling storage cupboards ensuring clutter free living.

### Bedroom 1

A bright double bedroom with views out to the side of the property.

### Dressing area

A clever use of space ensuring the bedroom is kept tidy. Perfect for hanging and storing clothes with fitted shelving, rails, drawers and a mirrored dressing area.

### En-suite

Full of natural light and consisting of a walk-in shower cubicle, W.C and a round hand basin within a vanity unit. An alcove area behind the shower is fitted with shelving ensuring there is ample space for towels and toiletries.

### Bedroom 2

A double bedroom that can also be utilised for two single beds. The large window allows natural light in and there is a floor to ceiling cupboard for storage.

### Bedroom 3

Another double bedroom that can be used as a twin with a built-in cupboard for storage.

### Bathroom

A bright and modern bathroom with a bath perfect for relaxing in comfort after a busy day with an overhead shower, W.C and hand basin within a vanity unit for storage.

### Externally

25 Gressingham is located in the quaint South Lakeland Holiday Village surrounded by grass lawns and trees with views to the lake. A gravelled driveway sits to the side of the property with space to accommodate 2 vehicles. Steps lead up to the front door and decked areas that lead around to the front of the property providing space to sit out to enjoy the surroundings. Glazed balustrades secure the space while allowing natural light to flood through. This is a wonderful place to sit out to dine al fresco in the warmer months or to sit out in the morning with a cup of coffee to read the newspaper. On site facilities to take advantage of - boating, fishing, restaurant, bar, swimming pool, steam room, gym.

### Useful Information

Property built - 2022.

Heating - Gas central heating (boiler installed 2022).

Site fees - £5,000.00 approx. per annum to include grounds upkeep, use of facilities, bin services.

Electric - Mains.

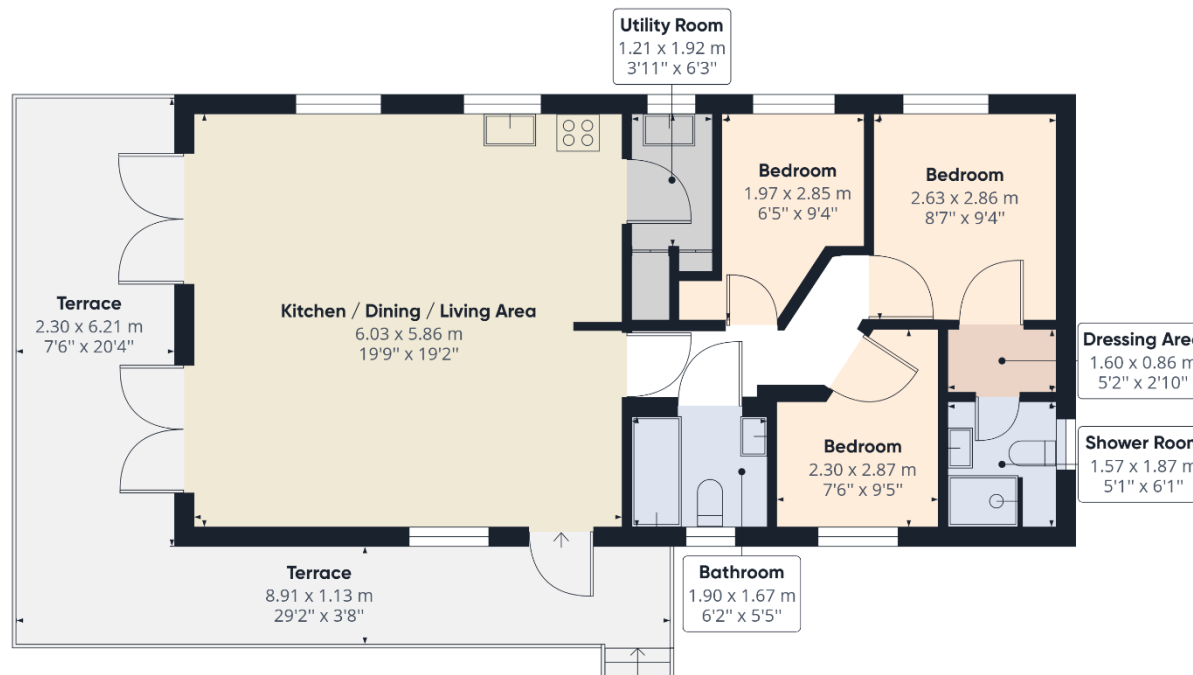
Gas - LPG.

Drainage - Mains.

No council tax to pay.

You must vacate the property for 4 weeks each year in January.





**Approximate total area<sup>(1)</sup>**  
64.85 m<sup>2</sup>  
698.08 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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