



Braithwaite Village

Braithwaite, Cumbria, CA12 5TF

Asking Price £99,995



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STYLE - Impressive Holiday Lodge

HIGHLIGHTS - Surrounded by Stunning Scenery, Close to Keswick, Suitable for Holiday Lets.

THREE WORDS - ONE. TO. VIEW!

MAJESTIC MOUNTAIN RETREAT IN LAKE DISTRICT

Nestled amidst the breathtaking beauty of the Lake District, this delightful holiday lodge at Braithwaite Village Camping and Caravanning Club Site offers a serene escape with stunning views of the dramatic northern fells. Perfectly situated between Derwentwater and Bassenthwaite Lake, this lodge is a gateway to one of the most picturesque areas within the Lake District National Park.

Introducing the Prestige Maple Lodge, purchased new in 2012 and now available for sale for the first time. This lodge has been cherished as a private retreat, never rented out, and used only infrequently, ensuring it remains in excellent condition. With the remainder of a 30-year lease from May 2012, this 840 sq ft lodge offers a haven of comfort and style.

STEP INSIDE

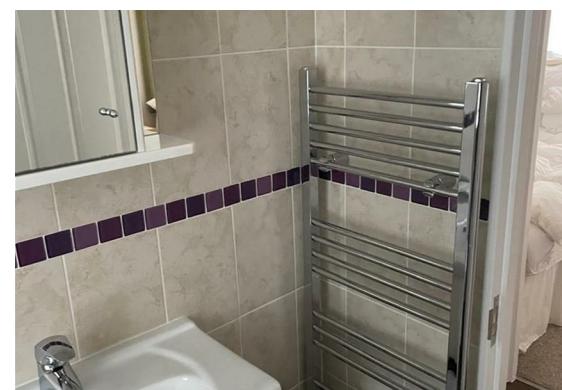
Step inside to discover two spacious double bedrooms, including a master with an en-suite, alongside a modern family bathroom. The open-plan kitchen, dining, and living areas is a hub of sociability, featuring French doors that lead to a decked terrace, perfect for family gatherings. The kitchen is a chef's delight, equipped with a new Bosch oven (installed in October 2022), a 4-ring gas hob, extractor hood, integrated fridge-freezer, and dishwasher. A breakfast bar and ample worktop space complete this culinary haven.

The utility room is thoughtfully designed with an integrated washing machine/dryer, sink, and a Baxi boiler, ensuring practicality meets style. Quick Step flooring graces the main living areas, while plush carpets add warmth to the bedrooms. Both bedrooms boast fitted wardrobes, with the en-suite offering a large shower, basin with cabinet, and a heated chrome towel rail.

Outside, the south-west facing decked terrace is perfect for alfresco dining, offering spectacular views. With parking for two cars and additional parking near the site reception, convenience is assured.

Braithwaite Village provides excellent amenities, including a large children's play area and modern facilities. Just a short walk from local shops and pubs, and with the Coledale Horseshoe walk accessible from the site, this lodge is a haven for nature lovers and adventure seekers alike. This is a rare opportunity to own a piece of paradise in the Lake District.





LOCAL LIFE

Lake District Haven: Nature Lover's Dream - Nestled between the serene waters of Derwentwater and Bassenthwaite Lake, Braithwaite Village Club Site offers an unparalleled escape into the heart of the Lake District National Park. This idyllic campsite, formerly known as Scotgate Holiday Park, is a sanctuary for hikers, outdoor enthusiasts, and those seeking tranquillity amidst nature's grandeur.

Embrace the Outdoors -

For the adventurous at heart, the site is perfectly positioned near Whinlatter Pass, offering trails that lead to the breathtaking summit of Grisedale Pike. Whether you're a seasoned hiker or a casual rambler, the proximity to these trails ensures that every day can be filled with exploration and discovery. The campsite itself is equipped with modern amenities, including a state-of-the-art toilet and shower block, washing machines, and a bicycle service area, ensuring a comfortable stay for all visitors.

Relax in Keswick -

Just a stone's throw away, the charming market town of Keswick awaits. Here, you can unwind in style, exploring a variety of independent shops, indulging in delicious meals at welcoming pubs, or sipping coffee in stylish cafes. Keswick also offers easier access to the scenic walks around Derwentwater, perfect for those who prefer a more leisurely pace. For a unique perspective, hire a boat and take in the stunning vistas from the water.

A Scenic Retreat -

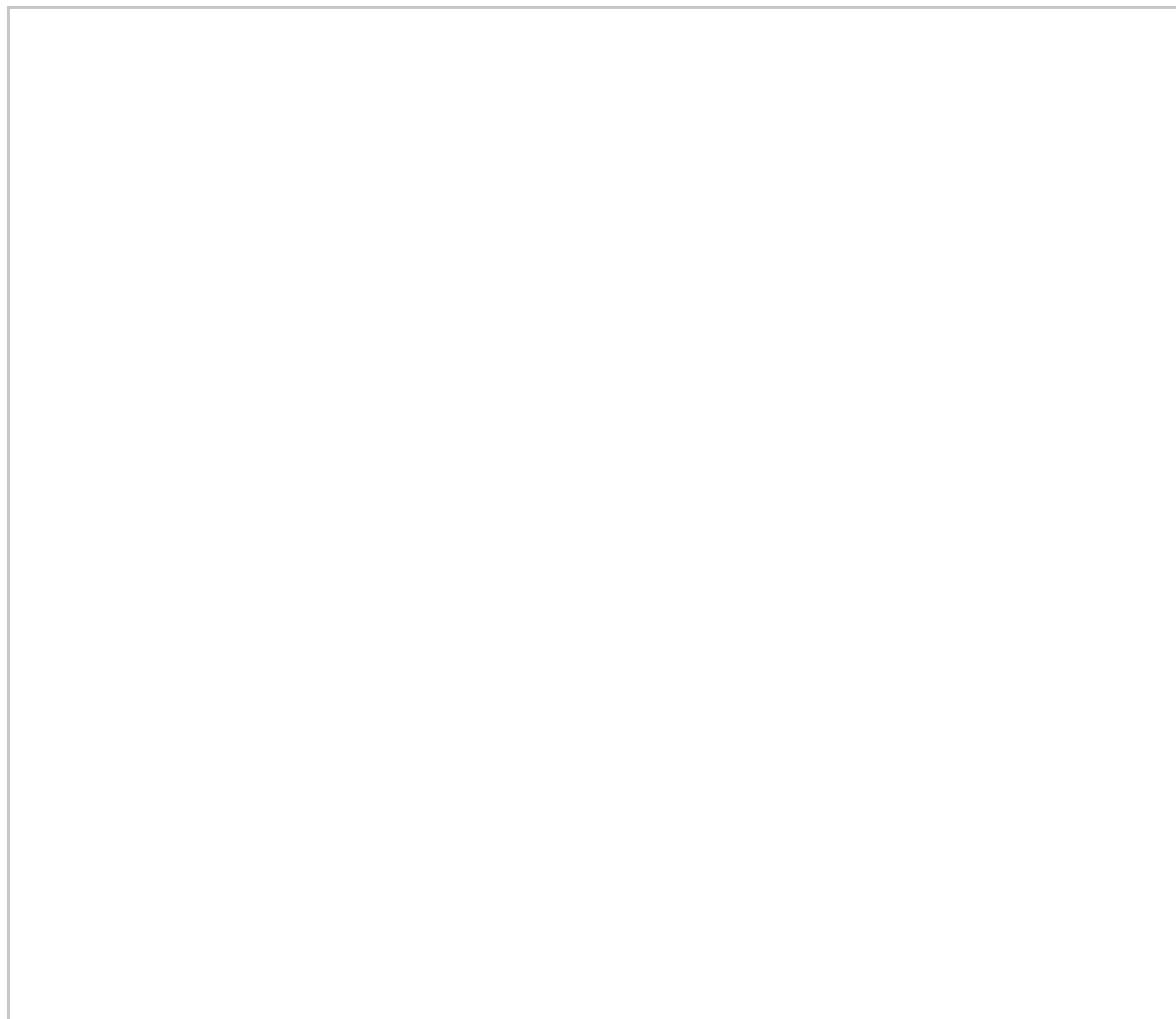
For those who find solace in the beauty of mountains, this site is a dream come true. Every turn offers views that captivate and inspire, making it an ideal retreat for nature lovers and tranquillity seekers alike. Whether you're here for the hiking, the water sports, or simply to soak in the serene surroundings, Braithwaite Village Club Site promises a holiday to remember.

SERVICES

A remainder of a 30-year lease and a new licence agreement upon sale. The property cannot be used as a permanent residence. Enjoy the benefits of piped gas, gas central heating, and a regularly serviced Baxi combi-boiler, making this lodge a true home away from home. Embrace the tranquillity and charm of this unique opportunity in the heart of the Lake District.

Broadband included in Site Fees 2025/2026 Site Fees: £5,100.67

Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

Viewing

Please contact our Emsley Mavor Estate Agents Office on 01347823579 if you wish to arrange a viewing appointment for this property or require further information.

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