



Keswick

Offers in the region of **£235,000**

The Bothy, Low Briery Holiday Village, Keswick, Cumbria, CA12 4RN

A detached two bedroom luxury holiday lodge situated within the ever popular Low Briery Holiday Village enjoying a delightful rural setting approximately 1.8 miles from Keswick town centre.

Quick Overview

Outstanding detached luxury holiday lodge

Popular holiday village in a delightful rural setting

Approximately 1.8 miles from Keswick

Two double bedrooms and two luxury bath / shower rooms

Open plan kitchen / dining / living room

External decked entertaining terrace

Two allocated parking spaces

Lucrative investment opportunity

Site open all year

Viewing highly recommended

Property Reference: KW0374



2



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1



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Superfast
46Mbps



2



Open Plan Sitting Room / Dining Kitchen



Bedroom One



Bedroom Two



Open Plan Sitting Room / Dining Kitchen

Accommodation

Ground Floor:

Open Plan Sitting Room / Dining Kitchen | Bedroom 1 With Ensuite Bathroom | Bedroom 2 With Ensuite Shower Room

Outside:

Decked Entertaining Terrace | Two allocated parking spaces

Services

Mains water, electricity, gas and drainage.

Tenure

Leasehold 50 years from 2021.

Site Fee

We are advised that the annual site fee for 2024 is £5,990 to include water supply.

Additional Fees

If owners wish to provide holiday lettings we are advised that the site charges £100 per month in addition to 12% of the rental charge.

Rates Payable

We are advised that the annual rates payable for 2024 amount to £268.17.

Viewing

By appointment with Hackney and Leigh's Keswick office.

Directions

From Keswick town centre proceed onto Penrith Road and bear left at the bend onto the A591 where sign posted for the M6. Proceed up the hill passing The Hawthorns leading to the A66 and as the road bears left the entrance to Low Briery Holiday Village is situated on the left.

Price

Offers in the region of £235,000.



Open Plan Sitting Room / Dining Kitchen

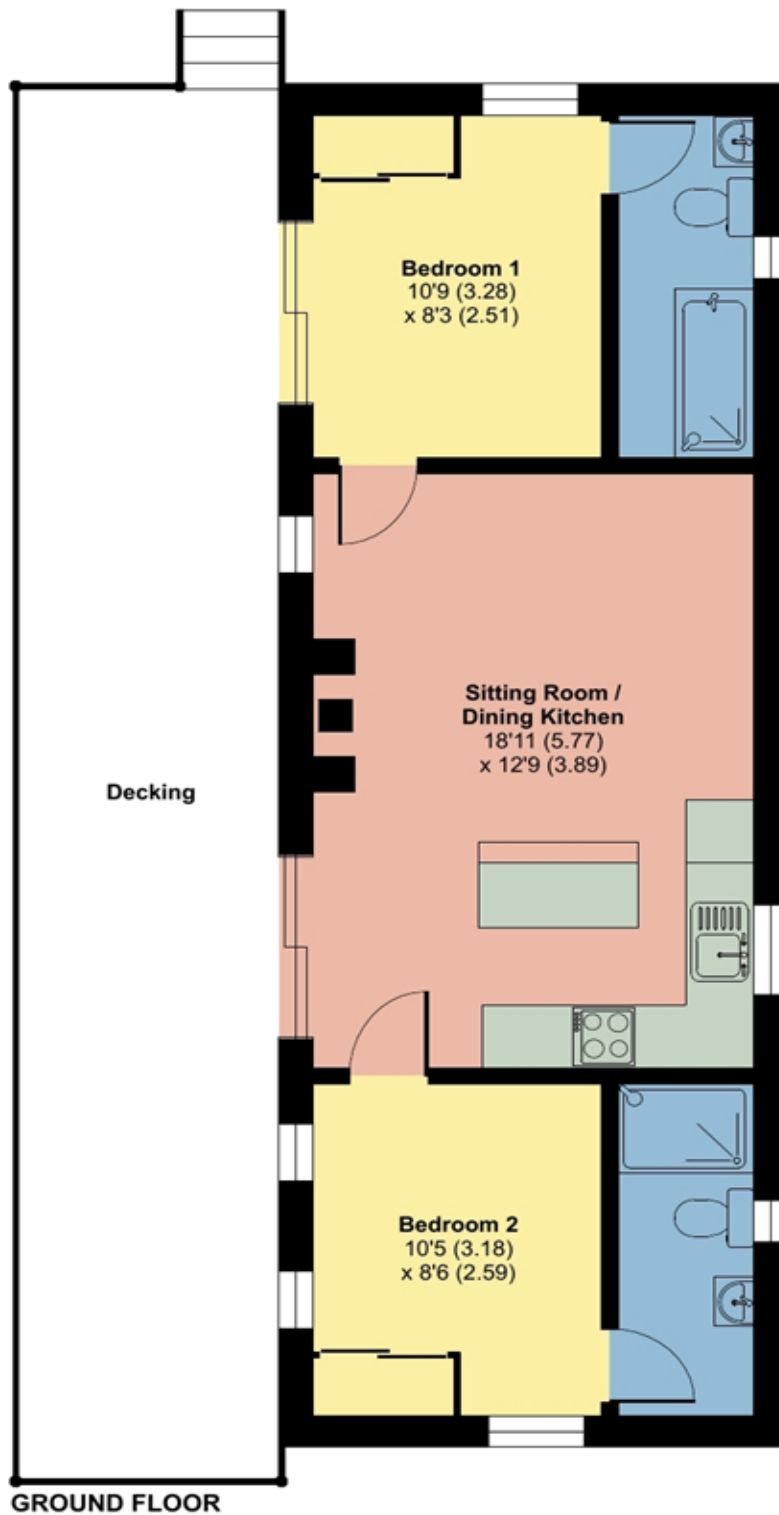


Entertaining Terrace

The Bothy, Low Briery Holiday Village, Keswick

Approximate Area = 535 sq ft / 49.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Hackney & Leigh. REF: 1146857

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