



Tewitfield

£475,000

28 Twin Lakes, Tewitfield, Carnforth, Lancashire, LA6 1JH

This beautiful lakeside lodge is set in a stunning location and boasts three double bedrooms, three bathrooms and spacious open plan living, with the added bonus of a private garden and a lovely patio and balcony leading you down to your own private jetty on the waterfront.

Quick Overview

- Stunning Lakeside Lodge
- Fabulous Open Plan Living
- Three Double Bedrooms
- Three Modern Bathrooms
- Waterfront Decking And Garden
- Secure Gated Entry
- Private Parking
- Freehold Home With No Onward Chain
- CCTV And Alarm System
- Ultrafast Broadband 1000Mbps*



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Ultrafast
Broadband



Private
Parking

Property Reference : C2259



Open Plan Living Areas



Spacious Open Plan Living



Open Plan Living Room



Open Plan Living Areas

Location Twin Lakes Country Club really boasts a perfect prime location. Located close to the Arnside and Silverdale Area of Outstanding Natural Beauty and the gateway to the beautiful Lake District & Yorkshire Dales.

This fantastic home is close to the traditional market town of Carnforth and situated near the border between Lancashire and Cumbria. Carnforth is a vibrant community and there is plenty to do from scenic local walks in the woodland, on the Lancaster Canal or onto the shore.

The town also offers a wide range of amenities to its residents, with ample restaurants, cafes, bars, doctors, pharmacies, schools, supermarkets, and local niche shops. For commuters the bonus of having fantastic transport links via bus, rail and motorway really make this area a great place to live.

Property Overview Welcome to your dream home, this has been beautifully and carefully designed to embrace and take in the natural environment around it, featuring a glass frontage with a striking apex window housing individual electric blinds as the focal point, bathing the spacious open plan living area in natural light and offering guests a panoramic view of the waterfront.

Stepping into the open plan living area you will find a bright and airy space with a vaulted ceiling and neutral décor throughout, a gas fired log effect fire provides the perfect environment for cosy evenings in, and there is ample space for furniture including a dining table. 28 Twin Lakes also has the added benefit of air-conditioning and heating system. This really is a welcoming space for spending time with loved ones or entertaining guests.

The kitchen is stylish and modern with plenty of storage space provided from a range of wall and base units and has complementing worktops. The kitchen itself has the added benefit of integrated appliances such as electric oven, five burner gas hob, dishwasher, fridge-freezer, microwave and washing machine.

Towards the rear of the home and past the kitchen are two gorgeous ground floor bedrooms, to the right you will find bedroom three which has built-in storage cupboards and a family bathroom directly opposite that is fitted with a modern white suite with hand wash basin, w/c, bath with waterfall tap and shower attachment.

Further down the hall bedroom two is bright and light and has the benefit of an en-suite bathroom with w/c, basin and walk in rain fall shower with complementing floor to ceiling tiling.

Back to the living area and up the stairs to bedroom one, a fantastic double room with an array of built in storage that is



Vaulted Ceilings



Kitchen



En-Suite Bathroom



Bedroom Two



Bedroom Three



Bathroom

perfect for keeping all your clothes and belongings hidden away and making your bedroom a clutter free tranquil haven, the en-suite to bedroom one has floor to ceiling tiling, w.c, basin and a walk in rainfall shower. Each of the three bathrooms has the benefit of underfloor heating and heated mirrors.

The property is a fantastic place to bring people together to spend quality time in a modern and tranquil setting, and with the Yorkshire Dales & Lake District just a short drive away, the location of this stunning property makes it the ideal place to make your next permanent home, a place to own a bolt hole or it would also make a great investment opportunity for the next lucky owner.

Furniture and furnishings are available by separate negotiation.

Outside To the front of this beautiful home there is a spacious waterfront balcony with decking that reaches over the water's edge and access to a private jetty, perfect for a summers day to sit out and enjoy the views from the seating area or from the fabulous, luxurious six person hot tub. Take advantage of the location and go fishing in the lake, or for the more adventurous paddle boarding and kayaking. To the side of the home there is a well maintained private lawned garden area and there are also two handy store rooms and extended patio areas with steps down to the pontoon. The lake at the heart of the development is naturally lined with quartz giving it a unique and vibrant colour and boasts a beach area and lovely scenic walks in the woodl and around the lake.

Parking Parking for several vehicles is available outside the property.

Directions From the Hackney & Leigh Carnforth office, proceed north on Market street, turning left onto Scotland road at the traffic lights. Proceed out of Carnforth and at the third roundabout, take the second exit, signposted Burton in Kendal.

Twin Lakes Country Club is located on the left hand side via the secure access gate.

What3words ///messed.pollution.advice

Accommodation with approximate dimensions

Kitchen / Living / Dining Room 29' 07" x 20' 09" (9.02m x



Bedroom One



Decking Balcony



Twin Lakes



Twin Lakes



6.32m)

Bedroom One 11' 01" x 16' 02" (3.38m x 4.93m)

Bedroom Two 14' 1" x 9' 7" (4.29m x 2.92m)

Bedroom Three 14' 1" x 8' 8" (4.29m x 2.64m)

Property Information

Services Mains water and electricity, LPG Central Heating.

Council Tax Band D - Lancaster City Council

Tenure Freehold. Vacant possession upon completion. Maintenance Charges, the sellers are currently paying £1500 per annum but this is likely to increase to £3000. To include general maintenance of the grounds.

Viewings Strictly by appointment with Hackney & Leigh Carnforth Office

Energy Performance Certificate The full Energy Performance Certificate is available on our website and also at any of our offices.

Meet the Team

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