



## Tewitfield

£495,000

25 Twin Lakes, Tewitfield, Carnforth, LA6 1JH

This impeccably presented property at Twin Lakes Country Club provides contemporary modern living in a highly desirable location at the gateway to the Lake District, Yorkshire Dales National Park, Lancashire, and Cumbria.

Meticulously designed, boasting three double bedrooms, three bathrooms, and a sleek open-plan layout, perfectly positioned on the waterfront's edge, making it the ideal holiday retreat that can be used all year round.

### Quick Overview

- Stunning Lakeside Lodge
- Open Plan Living
- Waterfront Decking and Garden
- Secure Gated Entry
- Three Bedrooms and Three Bathrooms
- Private Parking
- Sought After Location
- Tenure - Freehold
- Amazing Holiday Retreat
- Ultrafast Broadband Available\*



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Ultrafast  
Broadband



Driveway

Property Reference: C2419



Open Plan Kitchen/Dining/Living Room



Open Plan Kitchen/Dining/Living Room



Open Plan Kitchen/Dining/Living Room



Open Plan Kitchen/Dining/Living Room

Designed with care and attention to detail, this home seamlessly blends contemporary living with its natural surroundings. Enter into the property and notice the striking glass frontage, featuring an apex window with electric blinds which serve as a picturesque focal point, flooding the open-plan living area with natural light and providing panoramic views of the waterfront.

The open-plan living area is bright and welcoming, with a vaulted ceiling and neutral décor creating a sense of airy elegance, whilst the Aga wood-burning stove and slate feature wall add warmth and rustic charm, making it perfect for cosy evenings. The space offers ample room for all of your furnishings, making it ideal for family gatherings or entertaining guests.

The kitchen is both stylish and functional, offering plenty of storage with a range of wall and base units complemented by sleek worktops. Integrated Miele appliances include an electric oven, gas hob, dishwasher, fridge-freezer, microwave, washing machine and wine cooler.

At the rear of the property, two well-presented ground-floor bedrooms await. Bedroom three is a generously-proportioned double and is located opposite the family bathroom, which is fitted with a modern white suite, including a hand wash basin, W.C., and a freestanding bath with a waterfall tap and shower attachment, each bathroom has the bonus of underfloor heating.

Bedroom two is bright and airy, boasting ample space for all of your furniture needs, with the added benefit of an en-suite shower room with a walk-in rainfall shower, W.C., and basin, all complemented by floor-to-ceiling tiling.

To the first floor, the primary bedroom offers a peaceful retreat. This fantastic double room includes extensive built-in storage, complete with contemporary neutral décor. The en-suite shower room is finished with floor-to-ceiling tiling and features a W.C., basin, and a walk-in rainfall shower.

To the front, you'll find a generous waterfront balcony with South West facing decking extending over the water's edge providing sun all day, complete with access to a private jetty. It's the perfect spot to relax and take in the views from the seating area or six seater hot tub.

Take advantage of the location and go fishing in the lake, or for the more adventurous paddle boarding and kayaking.





Open Plan Kitchen/Dining/Living Room



Open Plan Kitchen/Dining/Living Room





Master Bedroom



Master Bedroom En-Suite



Bedroom Two



Bedroom Three

To the side of the property, there's a well-maintained private lawned garden, providing additional outdoor space to enjoy.

There is the also a low maintenance driveway offering ample off street parking for approximately four vehicles, along with an outdoor electrical point and an electric car charging point.

#### Accommodation with approximate dimensions

**Open Plan Kitchen/Living/Dining Room** 29' 7" x 20' 9" (9.02m x 6.32m)

**Bedroom One and Ensuite Shower Room** 16' 2" x 11' 1" (4.93m x 3.38m)

**Bedroom Two and Ensuite Shower Room** 14' 1" x 9' 7" (4.29m x 2.92m)

**Bedroom Three** 10' 2" x 10' 1" (3.1m x 3.07m)

#### Main Bathroom

#### Property Information

**Tenure** Freehold - Service Charges currently - £3000 this includes maintenance of the grounds gym and spa membership and 10% discount at pure leisure restaurant at Watersedge.

**Energy Performance Certificate** Band B. The full energy performance certificate is available on our website and also at any of our offices.

**Council Tax** Band D - Lancaster City Council

**Services** Mains water and electricity, LPG Central Heating.

**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** ///lilac.reaction.weaved

**Viewings** Strictly by appointment with Hackney & Leigh Carnforth office.

**Anti-Money Laundering Regulations (AML)** Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).





Bathroom



Decking Area





Decking View



25 Twin Lakes

Request a Viewing Online or Call 01524 737727

## Meet the Team

### Laura Hizzard

Property Marketing Consultant

Tel: 01524 737727  
Mobile: 07464 545687  
laurahizzard@hackney-leigh.co.uk



### Keira Brown

Sales Team

Tel: 01524 737727  
carnforthsales@hackney-leigh.co.uk



### Kirsty Roberts

Sales Team

Tel: 01524 737727  
carnforthsales@hackney-leigh.co.uk



### Alan Yates

Viewing Team

Tel: 01524 737727  
carnforthsales@hackney-leigh.co.uk



### Jo Thompson

Lettings Manager

Tel: 01539 792035  
Mobile: 07779 771146  
jonthompson@hackney-leigh.co.uk



Viewings available 7 days a week  
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dedicated viewing team  
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Hackney & Leigh Ltd Market Street, Carnforth, Lancashire, LA5 9BT | Email: [carnforthsales@hackney-leigh.co.uk](mailto:carnforthsales@hackney-leigh.co.uk)



This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF C2259

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