



## Buck Yeats Lodge Park, Newby Bridge, LA12 8AT

- Fully Furnished Luxury Holiday Lodge
  - Fantastic Lake Views
  - Large Composite Decking
    - EV Charge Point
  - Gas Central Heating
- Owners Only Lodge Park
  - Private Jetty & Lake Access with Slipway
    - Unique Design
  - Integrated Appliances including Dishwasher, Washing Machine & Fridge Freezer
    - Pet Friendly

**01772 633399**

**info@tempoleisure.co.uk**

**www.tempoleisure.co.uk**

Contact Annette & Team Tempo **NOW**

Private Sale! A wonderful opportunity to own a luxury woodland lodge in a small lodge park, with direct, private access to the southern shores of Windermere. With its ideal positioning at the end of the access way, it provides a quiet, tranquil space, while being just steps away from the lake. It is the perfect place to enjoy watching the antics of the wildlife such as squirrels, birds and deer. Buck Yeats is a small, owners only, gated community, set in 20 acres of woodland. With its easy access to the West Windermere Way, there are many beautiful walks on the doorstep. The Swan Hotel is a 20 minute stroll away, while the Lakeside Hotel, the Aquarium, Windermere Steamers and motorboat hire are located a short walk away. If you are looking for a peaceful escape or activities for all the family, Buck Yeats has it all! This unique property must be seen to be fully appreciated.



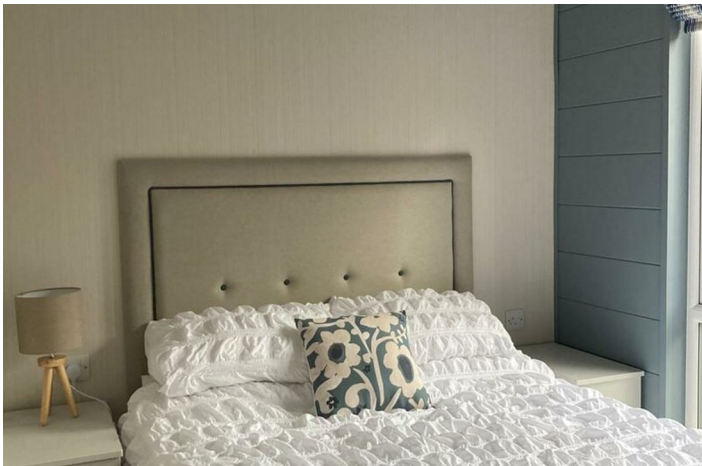
## Interior

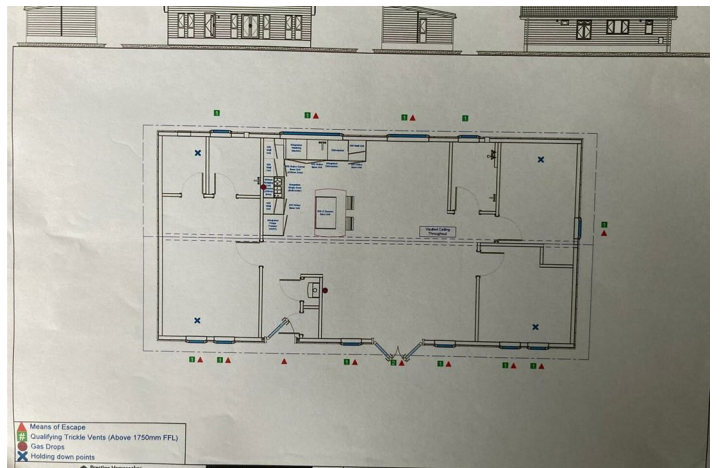
Walking into the lodge, there are two useful storage cupboards, one of which houses the combi boiler. The inside of the lodge is furnished to a high standard. There is a large, central kitchen, dining and seating area providing a lovely social space, with access to decking through patio doors. From one side of the central area is the spacious master bedroom which has an ensuite shower room, new king-size ottoman bed and a large walk-in wardrobe, providing plenty of storage. To the other side of the central space are two double bedrooms with built-in wardrobes. These are currently configured as a double room and a twin room. The kitchen area has a built-in fridge freezer, washing machine, dishwasher, and a 4-ring gas hob and oven. There is plenty of surface space, being able to spread out onto the kitchen island. There are two new sofas in the seating area where you can enjoy watching TV snuggled round the electric fire with mood lighting, or sit back and relax, enjoying the view down through the trees to the lake. The dining table is extendable and easily seats six at its smallest. The main bathroom has a large shower and built-in sink and W.C.

## Exterior

Externally, there is a large, elevated, composite decking

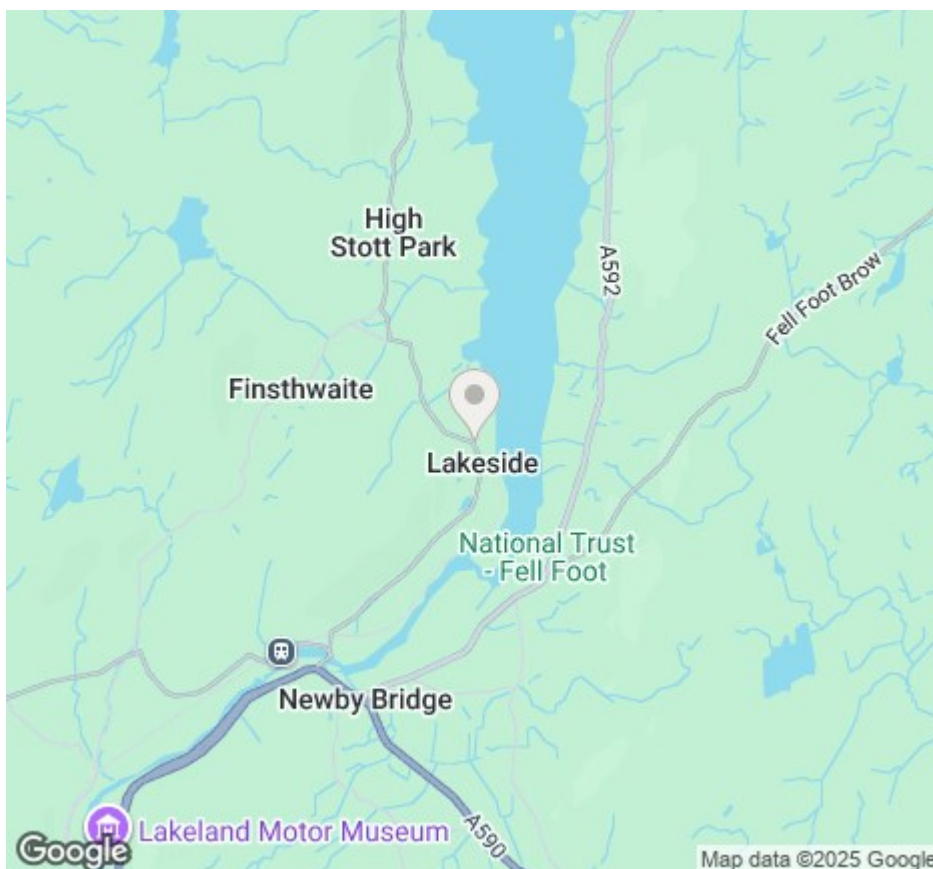
area with slate walling and glass balustrades, from which you can enjoy lake and woodland views. There are two allocated parking spaces and plenty of storage space for kayaks and small craft. For other storage, there is a small wooden shed and an Asgard metal storage unit, ideal for bikes. There is an outside tap and double plug socket.





## Viewings

Viewings by arrangement only. Call 01772 633399 to make an appointment.



## Notice

Please note we have not tested any apparatus, fixtures, fitting or services. Interested parties must undertake their own investigation into the working order of these items. All measurements stated in this brochure are approximate and photographs provided are for guidance only. We are advised that the property is subject to site fees.

### **Terms & Conditions Misrepresentation Act 1967:-**

tempoleisure.co.uk looks to ensure that all our sales particulars are accurate and reliable, we believe the above details to be correct but their accuracy cannot be guaranteed and they do not constitute any part of an offer or contract. Any intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each statement in these particulars before entering into any formal contract to purchase this property.

### **Arrange A Viewing**

If you are interested in viewing a property through tempoleisure.co.uk please call our team on 01772 633399 or email [info@tempoleisure.co.uk](mailto:info@tempoleisure.co.uk)

### **Property Listing**

If you are thinking of selling your property tempoleisure.co.uk will be more than happy to help, please call our team on 01772 633399 or email [info@tempoleisure.co.uk](mailto:info@tempoleisure.co.uk)

Contact Annette & Team Tempo **NOW**

**01772 633399**  
**[info@tempoleisure.co.uk](mailto:info@tempoleisure.co.uk)**  
**[www.tempoleisure.co.uk](http://www.tempoleisure.co.uk)**