



Limefitt Park, Patterdale Road, Windermere, LA23 1PA

- Three Bedroom Holiday Lodge
- Existing Bookings Providing Immediate Revenue
 - Flexible Use as Both a Holiday Home and Investment Property
- One Of The Biggest Lodges On Site at 46ft x 20ft
- Turnkey Holiday Let With Proven Income
- Established Letting Arrangement Already In Place
 - On The Peaceful & Well Maintained Limefitt Holiday Park Close to Windermere & Ambleside
- Private Decking Terrace Ideal for Outdoor Dining and Relaxation

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www.tempoleisure.co.uk

Contact Annette & Team Tempo ***NOW***

Income-Generating Holiday Lodge – Lake District (Turnkey Investment with Bookings in Place). A rare opportunity to acquire a fully operational holiday let at Limefitt Holiday Park, already generating approximately £18k annual turnover with confirmed bookings secured through to September. This spacious 3-bedroom lodge is offered as a genuine turnkey investment, complete with an established letting setup and immediate income potential from day one of ownership. This is an ideal purchase for those looking to combine lifestyle and investment, offering the opportunity to enjoy a Lake District retreat while benefiting from a ready-made holiday rental business. Enquire today for further details, booking history, and to arrange a viewing.



Proven Income & Investment Potential

The lodge has been successfully let as a holiday property, achieving around £18k per year based on seasonal letting (April–October).

- Bookings already in place through to September
 - Approximate annual running costs: £10k–£11k (including site fees, utilities, etc.)
 - Strong potential to increase income with extended letting or owner management
- This presents an excellent opportunity for buyers seeking a property that can offset ownership costs or generate ongoing returns.

The Lodge

- Well-presented 3-bedroom lodge
- Fully furnished and equipped for continued holiday letting
- Spacious living accommodation ideal for families and groups
- Ready for immediate use or rental without additional setup

Location - Limefitt Holiday Park

Situated within the highly sought-after Limefitt Holiday Park in the heart of the Troutbeck Valley, the lodge benefits from:

- Easy access to Windermere and the central Lake District
- Stunning countryside surroundings
- A popular and well-established holiday destination attracting consistent visitor demand





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:-

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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

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

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