

62 Glendowlin Lodges, Yanwath, Penrith, CA10 2LA



- **Detached Scandinavian Style Holiday Lodge on a Double Size Plot**
- **Popular Holiday Site on the Edge of the Lake District National Park**
- **Open 52 Weeks a Year - Ideal Second Home or Holiday Let**
- **Large Open Plan Living Room + Kitchen**
- **2 Bedrooms, En-Suite Shower Room + Shower Room**
- **Large Decked Veranda + Attractive Natural Gardens**
- **Multi Fuel Stove, Wifi Controlled Modern Electric Heaters + Full Double Glazing**
- **Excellent Potential to Enlarge or Build a Further Lodge/Summer House/Garage**
- **Tenure - Freehold. Rateable Value - £2,100, Rates Payable - Nil, EPC - E**

Price £200,000

Nestled in this beautiful and peaceful holiday park, on the edge of the Lake District National Park, just 2.7 miles from Junction 40 on the M6 and the centre of Penrith and 3.8 miles from Pooley Bridge and Ullswater, number 62 Glendowlin Lodges is a meticulously maintained and presented Scandinavian style lodges with beautifully presented and thoughtfully updated accommodation comprising; Open Plan Living Room and Kitchen, 2 Bedrooms, En-Suite Bathroom + Shower Room. To one end of the lodge is a large covered Veranda and there is also an attached secure Store Shed.

Occupying a double sized plot, the lodge enjoys Off Road Parking and a large natural Garden with mature trees and offers plenty of space to increase the size of the lodge, or indeed to build a further lodge, summerhouse or garage, subject to planning permission, within the existing boundary.

The site is for holiday usage and is open for 52 weeks in the year, making this an excellent 2nd home or as a holiday let.

Location

From the centre of Penrith, head south to the A66/A6 roundabout and take the 3rd exit, signposted to Kendal. Drive through Eamont Bridge and at the mini roundabout, turn tight, signposted to Ullswater. Follow the road for approximately $\frac{3}{4}$ mile and just over the railway bridge, fork left, signposted to Askham. Immediately fork left down a narrow tarmac lane, signposted to Glendowlin. On entering the site, take the first right turn and where the lane forks, keep to the right, number 62 is directly ahead.

The what3words position is; mastering.puncture.duration

Amenities Penrith

Glendowlin Lodges is just outside the Lake District National Park, under 3 miles from the centre of Penrith and junction 40 of the M6, 1 mile from Tirril, 3 miles from Pooley Bridge and Askham. In Yanwath, $\frac{2}{3}$ mile, there is a public house. There is a church and a public house with village shop in Tirril, 2 public houses, an outdoor heated swimming pool, village hall, church and a village shop with Sub Post Office in Askham and 3 public houses and a general store with Sub Post Office in Pooley Bridge.

Penrith is a popular market town on the edge of the Lake District National Park, having excellent transport links through the M6, A66, A6 and the main West coast railway line. There is a population of around 17,000 people and facilities include: infant, junior and secondary schools. There are 5 supermarkets and a good range of locally owned and national high street shops. Leisure facilities include: a leisure centre with; swimming pool, climbing wall, indoor bowling, badminton courts and a fitness centre as well as; golf, rugby and cricket clubs. There is also a 3 screen cinema and Penrith Playhouse. Penrith is known as the Gateway to the North Lakes and is conveniently situated for Ullswater and access to the fells as well as the beautiful Eden Valley, benefiting from the superb outdoor recreation opportunities.

Services

Mains water and electricity are connected to the property. Drainage is to a shared treatment plant.

Tenure

The property is freehold.

The property is assessed for Business Rates with a rateable value of £2,100. The rates payable are nil.

Glendowlin Valley Management Company Limited look after the general maintenance of the communal areas and the waste water system.

There is an annual charge of £750.

Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

ACCOMMODATION

Entrance

Through a composite security door with double glazed window to the;

Living Room/Kitchen 19'8 x 14'5 (5.99m x 4.39m)

To one corner is a multi fuel stove set on a glass hearth. The walls are painted wood panelling, the flooring is hardwood and there is a modern WiFi controlled electric radiator, a TV aerial point and a telecoms point with high speed connectivity.



The kitchen area is fitted with a range of sage green fronted units and a marble slate effect works surface incorporating a 1.5 half bowl single drainer sink with mixer tap and single piece splashback. There is a built-in electric oven, ceramic hob with cooker hood and an integral fridge freezer. Double glazed windows to the front and back and two large sliding patio doors to the gable end give natural light and open out onto the large covered veranda

An open doorway leads to the:



Inner Lobby

A built-in cupboard houses the pressurised hot water tank and also has plumbing for a washing machine. The walls are natural wood panelled, the flooring is hardwood and there is a modern Wi-Fi controlled electric radiator. A ceiling trap gives access to a loft space and doors open to the bedrooms and bathroom.

Bedroom One 11'6 x 8'10 (3.51m x 2.69m)

A built-in wardrobe with mirrored sliding doors gives hanging and shelf space with a locker store above. The ceiling and three of the walls are painted wood panelling and one wall is finished in charred wood. There is a Wi-Fi controlled electric radiator, a TV aerial point and a double glazed window to the side. An oak panel door opens to the:



En-Suite 7'9 x 5'6 (2.36m x 1.68m)

Fitted with a contemporary toilet with a concealed cistern, a wash basin with cabinet below and a panelled bath with a mains fed shower over, marine boarding around and a clear screen. The remaining walls are painted wood panelling, the ceiling is PVC panelling and the flooring is wood effect laminate. There is: an extractor fan, a chrome heated towel rail, a shaver socket and a double glazed window.



Bedroom Two 7'11 x 8'11 (2.41m x 2.72m)

Three of the walls and the ceiling are painted wood panelling and one wall is oak panelled. There is a Wi-Fi controlled modern electric radiator and a double glazed window to the side.



Shower Room 4'3 x 5'7 (1.30m x 1.70m)

Fitted with a contemporary toilet with a boxed cistern, a wash basin with drawer below and a corner shower enclosure with a mains fed shower over an marine boarding to two sides. The walls are part painted panelling and part marine boarded, the ceiling is PVC panelled and the floor is wood effect laminate. There is: a shaver socket, a heated towel rail, an extractor fan and a double glazed window.



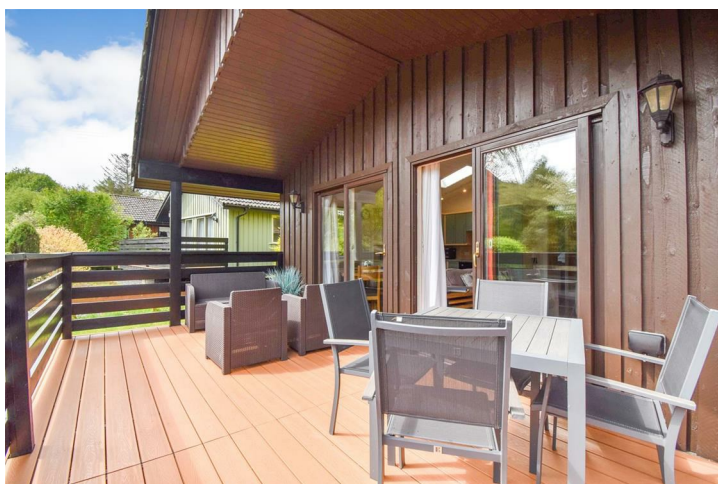
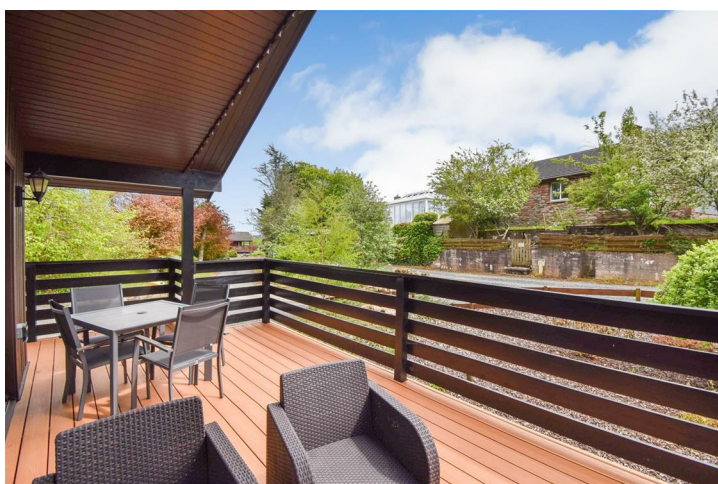
Outside

62 Glendowlin Lodges is set in a double plot which gives a generous open garden space which is laid mainly to grass and natural planting with a woodland area to the side and rear and a large planted bed around the terrace with a lawn section across one side.



A gravel parking area gives parking for at least three vehicles and there is potential to create further parking access from the rear of the land.

Steps up from the parking area lead to a balcony around two sides with access to the front door and to a 200 ft.² covered veranda across the end of the bungalow.



Being a double sized plot that is plenty of space for creating further off-road parking, room to build a large summer house or even the potential for a garage or a second lodge subject to planning permission



Anti Money Laundering Requirements

In line with The Money Laundering, Terrorist Financing and Transfer of Funds (information on the Payer) Regulations 2017, as a regulated profession, we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. To do so the Credit Referencing Agencies may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.

A of (£24 inc VAT) per purchaser will be charged to cover the costs associated with fulfilling our obligations under the act. A link will be sent to your mobile to enable you to make the payment and thereafter the biometric check.

Referral Fees

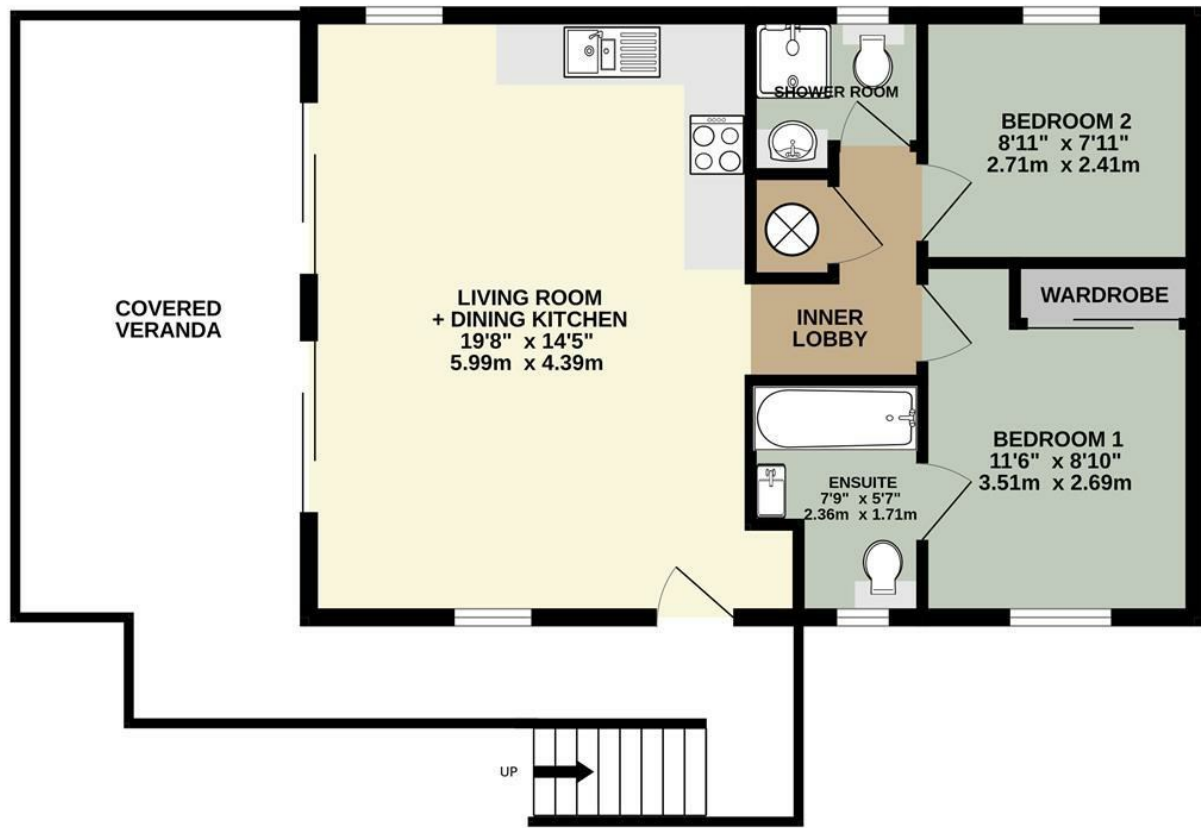
WGH work with the following provider for arrangement of mortgage & other products/insurances, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them WGH will receive a referral fee :

Fisher Financial, Carlisle

The Right Advice (Bulman Pollard) Carlisle

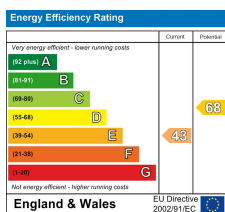
Average referral fee earned in 2024 was £253.00

GROUND FLOOR
568 sq.ft. (52.8 sq.m.) approx.



TOTAL FLOOR AREA : 568 sq.ft. (52.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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