



Water Yeat

£165,000

Ransome Lodge, Crake Valley Holiday Park, Water Yeat, Nr Ulverston, Cumbria, LA12 8DL

Ransome Lodge is a superb Detached Lodge, neutrally and neatly presented throughout. It boasts arguably one of the best situations on the park in terms of views and privacy. This lodge in particular is a very successful holiday let and you would certainly not be disappointed to arrive here for a peaceful and tranquil break.

Crake Valley Park is a small, intimate and peaceful site which is highly sought after by those looking to purchase and holiday makers alike. It is well kept and enjoys not only a scenic but also convenient location. It boasts superb walks from the door step. The shores of Coniston Water are just a hop, skip and a jump away and it is approx 10 minutes from the A590. It would be ideal as a peaceful, rural, get away from it all weekend retreat for a family or couple but will also appeal to those looking for an investment. Viewing is highly recommended.

Quick Overview

- Delightful views towards Coniston Old Man and the Coniston Fells
- Private location
- Quiet, peaceful and intimate Park
- Well maintained grounds
- Successful Holiday Let
- Stunning walks from the doorstep
- Coniston water just a '5 min' stroll
- Private Parking for 1 plus Visitor Parking
- No upper chain
- Standard Broadband



2



2



1



Standard



Parking space
plus visitor

Property Reference: G3031



Open Plan Living/Dining Kitchen



Dining Area



Kitchen



Bedroom 1

The side door opens into the Entrance Area with useful Cloaks cupboard and into the Open Plan Living/Dining/Kitchen. This space is light and bright with a triple aspect and provides delightful views to the front of Coniston Old Man, the Coniston Fells and the delightful Blawith Common to the side. The Living Area has 2 feature 'Oriel' side windows and French doors to the Balcony. There is ample space for both Living/Dining furniture and there is an attractive cream fire surround with inset wood effect electric fire. The Kitchen has a side window with charming view and walk-in boiler cupboard/pantry. (Boiler renewed 2024). The Kitchen is furnished with a range of mid wood effect wall and base units with inset stainless steel sink unit, built-in gas hob and electric oven, freestanding microwave and integrated fridge, freezer and dishwasher.

A door leads to the Inner Hallway with doors to the Shower Room and Bedrooms. Bedroom 1 is a double Bedroom with side aspect. Spacious walk in wardrobe with additional lockable cupboard (used by owners) and En-Suite Shower Room comprising shower enclosure, wash hand basin and WC. Bedroom 2 is currently arranged as a twin Bedroom with fitted wardrobe and side aspect. The Shower Room is equipped with a corner shower, pedestal wash hand basin and WC.

Externally the Lodge has a delightful, spacious Balcony with glass balustrades and is accessed from the main steps or via the Living Area French doors and is ideal for outdoor dining or just enjoying the wonderful views and serenity. The decking runs around to the side and provides a further, smaller seating area. There is Garden around the Lodge with some attractive mature trees which is very private and does provide ample space for a hot tub should you so wish. Directly to the front of the Lodge there is Parking for 1 vehicle with additional Visitor Parking available. Included is the attractive, weather resistant 4 person patio set.

Location Crake Valley Park is a wonderful, quiet, park on 'approx' 16 acres of woodland close to Coniston Water. Coniston is the 3rd largest lake in the Lake District with 3 small Islands owned by The National Trust. Famed for being the setting of Arthur Ransome's book 'Swallows and Amazons' and the resting place of Donald Campbell and his recently restored 'Bluebird'. Lake Bank jetty is located down a footpath in the far right hand corner of the field directly opposite the drive where the Steam Gondola stops. The lake offers something for everyone - the more adventurous, boating, paddle boarding etc and others that just seek the serenity of the shore.

The hamlet of Water Yeat is picturesque and conveniently placed 15 minutes from Coniston Village and approximately 20 minutes from the market town of Ulverston and approx 30 minutes from the Lake District Town of Bowness-on-Windermere. Local attractions close to the Crake Valley Holiday Park include Grizedale Forest, Haverthwaite Stream Railway, Coniston Village with a range of shops, Public Houses and Boating Centre, Ravenglass Railway and of course all the attractions of the Inner Lake District are right on hand.

To reach the property from Greenodd follow the A5092 for 2 miles and take the right turn signposted Coniston. Proceed 2.5 miles to Water Yeat. Follow the road for a further 3/4 of a mile and turn left (Pink sign) into Crake Valley Lodge Park. Keep right just before the cattle grid and Ransome Lodge is at the head of the park on the right.

What3words - <https://what3words.com/rucksack.apron.worry>

Accommodation (with approximate measurements)

Entrance

Open Plan Living/Dining/Kitchen 19' 1" x 15' 6" (5.82m x 4.72m)

Bedroom 1 10' 8" x 9' 4" (3.25m x 2.84m)

Walk in Wardrobe

En-Suite Shower Room

Bedroom 2 9' 11" x 9' 3" (3.02m x 2.82m) inc wardrobes

Shower Room

Services: Mains electricity and water. Calor Gas, electricity and water are metered and charged separately. Calor gas central heating to radiators. Double glazed windows. Shared site septic tank drainage.

Tenure: Leasehold. Subject to a 125 year lease dated 15th May 2015. Vacant possession upon completion. A copy of the lease is available for inspection.

Management Charges: Site fees as of May 2025 are £3382.48 + VAT which includes a share of the site business rates.

Note: This Lodge can only be used for recreational purposes only and not permanent continuous occupation as a sole and principle residence.

Holiday Letting: This property is currently holiday let via Cottages.com. Accounts are available to interested parties once viewed. Change-overs are currently arranged with the park manager and delivered by Crake Valley Services.

Viewings Strictly by appointment with Hackney & Leigh.

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 £60.00 (inc. VAT) per individual or £50.00 (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 £150 (incl. vat).



Bedroom 2



En-Suite Shower Room



Balcony

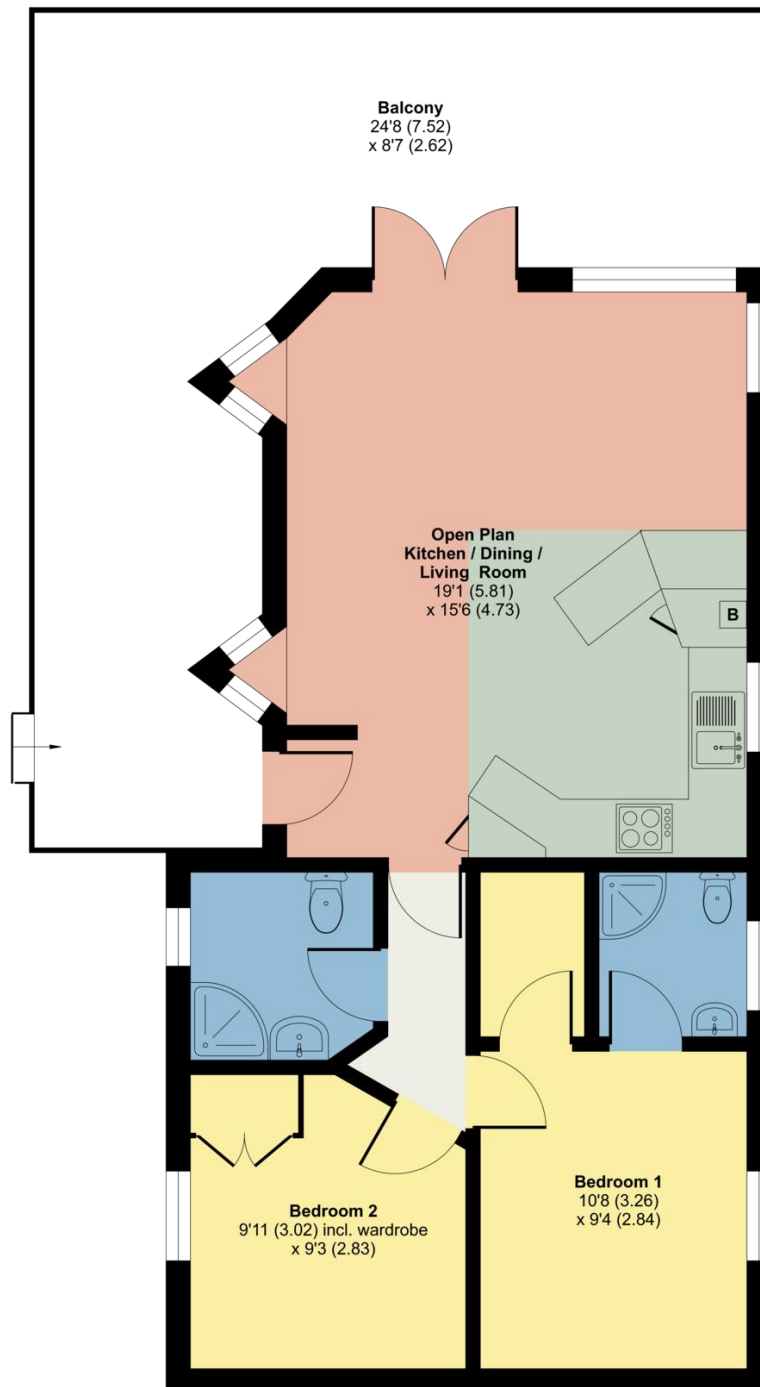


Balcony

Ransome Lodge, Crake Valley Lodge Park, Water Yeat, Ulverston, LA12

Approximate Area = 622 sq ft / 57.7 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025.
Produced for Hackney & Leigh. REF: 1264430

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 16/06/2025.

Request a Viewing Online or Call 015395 32301