



Tewitfield

£465,000

26 Twin Lakes, Tewitfield, Carnforth, LA6 1JH

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

Meticulously designed throughout, the property features four spacious bedrooms and three bathrooms, complemented by a sleek and contemporary open-plan living space.

Perfectly positioned on the waterfront's edge, it provides an idyllic setting for relaxing and enjoying the surrounding landscape.

Whether used as a peaceful holiday retreat or an all-year-round escape, this exceptional property offers a superb combination of comfort, modern living and an enviable waterside location.

Quick Overview

Secure Gated Site Entry

Stylish Waterfront Home

Modern Open Plan Living

Four Bedrooms

Three Shower Rooms

Freehold Property

All Year Round Holiday Retreat

Sought After Location

Easy Reach Of Commuter Links

Ultrafast Broadband Available*



4



3



1



B



Ultrafast
Broadband*



Off Road Parking

Property Reference: C2720



Dining Area



Open Plan Living



Open Plan Living



Kitchen

Designed with care and attention to detail, this beautifully presented home seamlessly blends contemporary living with its stunning waterfront surroundings.

Upon entering, you are immediately drawn to the striking glazed frontage, featuring an impressive apex window that creates a fantastic focal point. The expansive glazing floods the open-plan living space with natural light while offering panoramic views across the water.

The bright and welcoming open-plan living area features a vaulted ceiling and provides ample space for a range of furnishings, making it an ideal setting for both relaxed family living and entertaining guests.

The stylish kitchen is both practical and well-equipped, offering an excellent range of wall and base units, complemented by sleek worktops. Integrated appliances include an electric oven and hob, dishwasher, fridge-freezer, microwave, washing machine and wine cooler.

Flowing naturally from the kitchen are two well-presented ground-floor bedrooms. Bedroom Three is a generously proportioned double bedroom, conveniently positioned opposite the family bathroom. The bathroom is fitted with a modern white suite comprising a wash hand basin, WC and walk-in shower, with complementary tiling.

Bedroom Two is a bright and airy double bedroom offering plenty of space for furnishings, while benefiting from its own en-suite shower room. The en-suite features a walk-in rainfall shower, WC and wash hand basin, complemented by attractive floor-to-ceiling tiling.

To the first floor, the impressive principal bedroom provides a peaceful and private retreat. This spacious double bedroom benefits from extensive built-in storage and contemporary, neutral décor. The en-suite shower room is finished with stylish floor-to-ceiling tiling and comprises a WC, wash hand basin and walk-in rainfall shower.

Bedroom Four is currently arranged as a twin bedroom and enjoys windows overlooking the living area below, with views extending towards the water.

Externally, the property benefits from a low-maintenance driveway providing ample off-road parking. The generous waterfront balcony features South West facing decking at the water's edge, creating an exceptional outdoor entertaining and relaxation space that enjoys sunshine throughout much of the day.

The balcony also provides direct access to a private jetty, offering the opportunity to make the most of this unique waterfront setting. Whether relaxing and enjoying the views, fishing from the lake or taking to the water by paddleboard or kayak, the outdoor space provides a wonderful extension of the home.

To the side of the property is a well-maintained private lawned garden, providing further outdoor space for relaxation and enjoyment.



Kitchen



Open Plan Living



Bedroom Two



Bedroom Three



Bedroom Four



Bedroom One En-Suite

Overall, this exceptional waterfront home combines contemporary accommodation, generous living space and a truly enviable setting, with private access to the water and superb outdoor entertaining space.

Accommodation with approximate dimensions

Kitchen/ Living/ Dining Room 20' 8" x 25' 8" (6.3m x 7.82m)

Bedroom Two 14' 1" x 9' 6" (4.29m x 2.9m)

Bedroom Two En-suite 5' 11" x 9' 6" (1.8m x 2.9m)

Bedroom Three 5' 11" x 8' 2" (1.8m x 2.49m)

First Floor

Ground Floor

Bedroom One 16' 5" x 10' 10" (5m x 3.3m)

En-suite 8' 2" x 8' 3" (2.49m x 2.51m)

Bedroom Four 8' 10" x 9' 6" (2.69m x 2.9m)

Property Information

Tenure Freehold - Service Charges - Please speak to agents - this includes maintenance of the grounds at Twin Lakes.

Also there is a gym and spa membership included at Watersedge with an additional 10% discount at Pure Leisure restaurant at the Watersedge site.

The site is open 52 weeks of the year and owners will require an additional permanent address.

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 ///rectangular.freezing.honey

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 £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 One



Decking



Drone Views

Request a Viewing Online or Call 01524 737727

Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team
Call **01524 737727** or request online.

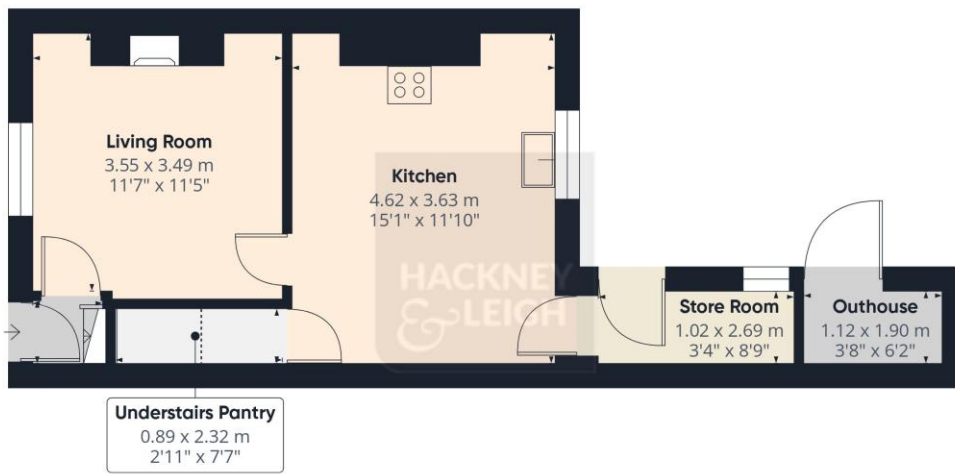


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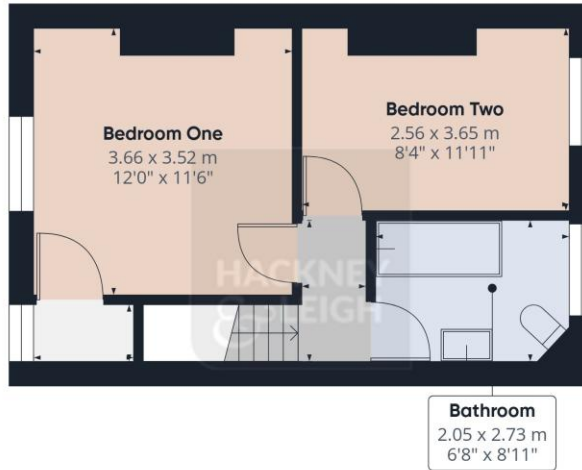


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Floor 0



Floor 1



Approximate total area^m

67.2 m²
723 ft²

Reduced headroom

1 m²
10 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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