



Keswick

Offers in the region of £295,000

35 Lakeside Holiday Park, Keswick, CA12 5EW

An outstanding detached luxury holiday lodge located on a high quality private holiday park beside the spectacular setting of Derwentwater and within easy walking distance of Keswick town centre.

Viewing highly recommended

Quick Overview

Detached luxury timber clad holiday lodge

Superb secure private holiday park

Located beside Derwentwater with private lake access

Easy walking distance to Keswick town centre

Additional double bedroom and bathroom

Open plan living room / dining kitchen

Adjoining large new external decked entertaining terrace

Two on-site parking spaces

All quality furnishings and contents included
Property Reference: KW0571



2



2



1



N/A



Superfast
Broadband
Available



2



Bedroom One



Bedroom Two



Bathroom



Dining Area

Accommodation

Ground Floor:

Entrance Hall | Dining Kitchen | Utility Room | Living Room | Inner Hall | Bedroom One / En-suite Shower Room | Bedroom Two | Bathroom

Outside:

Decked entertaining terrace | Two on-site parking spaces

Services

Mains water and electricity. Septic tank drainage. LPG central heating.

Tenure

Leasehold until 5 February 2060.

Use Restrictions

Use is restricted to recreational holidays by the owners and their family or friends. The site is closed annually for six weeks from 15 January to 28 February.

Flood Zone

The site is located in flood zone three however the lodge has not experienced any flooding.

Annual Site Fees and Service Charge

We are advised that the total current annual charges are £7355.65 (March 2026 – February 2027).

Viewing

By appointment with Hackney and Leigh's Keswick office.

Directions

From Keswick town centre proceed onto the Headlands by Booths supermarket and continue ahead onto Crow Park Road. The entrance to Lakeside is the third turning on the right after passing Keswick Rugby Club.

What3words

///brings.admire.upholding

Price

Offers in the region of £295,000 to include all quality furnishings and contents.

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 (inc. VAT) per individual or £50 (inc. 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 (inc. VAT).



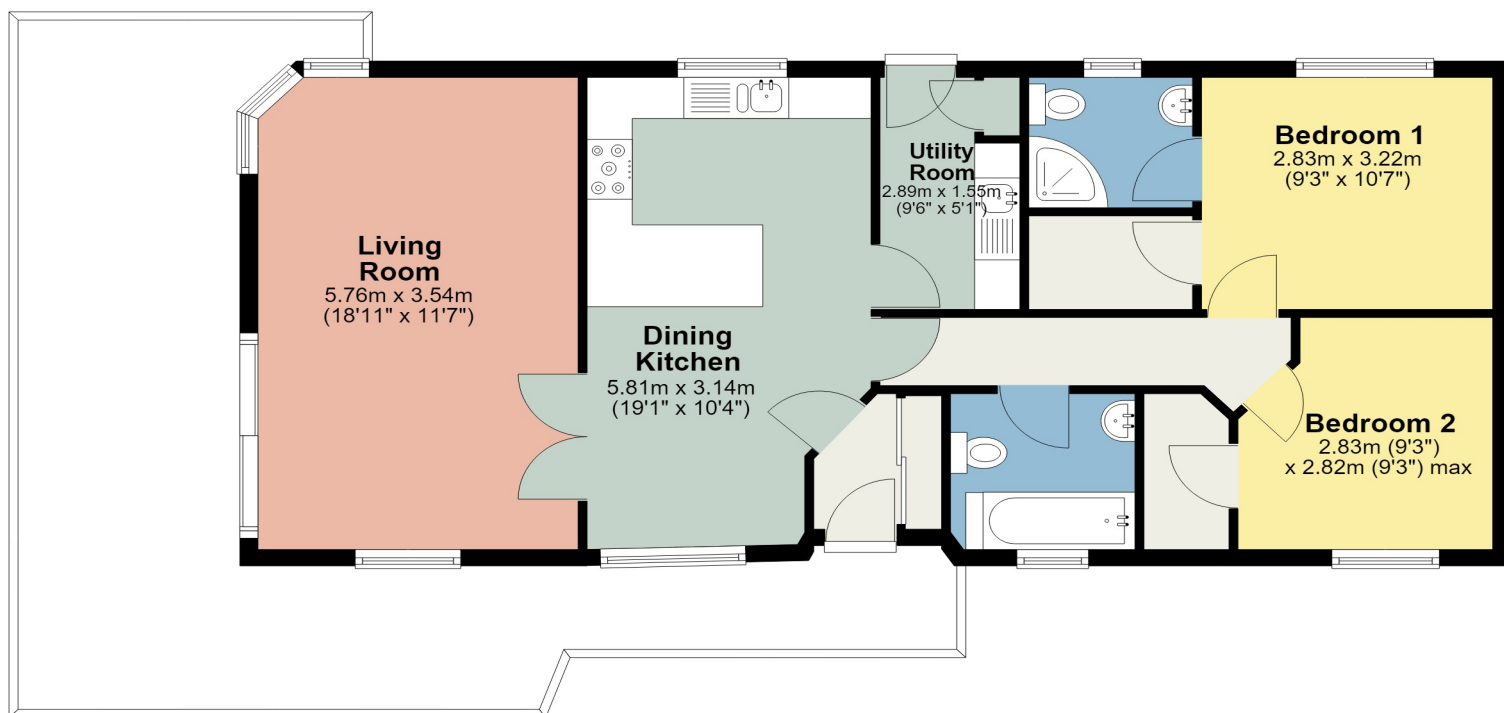
Living Room



Kitchen

Ground Floor

Approx. 78.1 sq. metres (840.4 sq. feet)
(excluding Terrace)



Total area: approx. 78.1 sq. metres (840.4 sq. feet)

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF:
Plan produced using PlanUp.

35 Lakeside Holiday Park, Keswick

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 24/07/2026.