

Water Yeat

£425,000

Coniston Water View, Crake Valley Holiday Park, Water Yeat, Cumbria, LA12 8DL

A beautifully appointed bespoke Lodge (approx. 50' x 22'), at the head of a cul-de-sac commanding delightful countryside views towards the iconic Coniston Old Man. Designed with both comfort and style in mind, this unique lodge is finished to an exceptional standard throughout. The spacious layout offers 3 double Bedrooms, including a superb principal suite complete with Dressing area and En-Suite, creating a perfect space to unwind after a day exploring the surrounding fells.

Crake Valley Park is immaculately maintained and offers a true sense of escape, with picturesque walks on your doorstep and the tranquil shores of Coniston Water just moments away. Despite its idyllic feel, the location remains conveniently accessible, with the A590 reachable in around 10 minutes.

Whether you are seeking a serene weekend retreat, a base for outdoor adventures, or a rewarding holiday investment, this lodge offers an exceptional opportunity to enjoy the very best of Lake District living.

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Quick Overview

Quiet, peaceful and intimate Park

Super views towards Coniston Old Man

Exceptional Living Space with Balcony

3 Double Bedrooms (1 En-Suite)

Finished to a high standard

Furnishings included

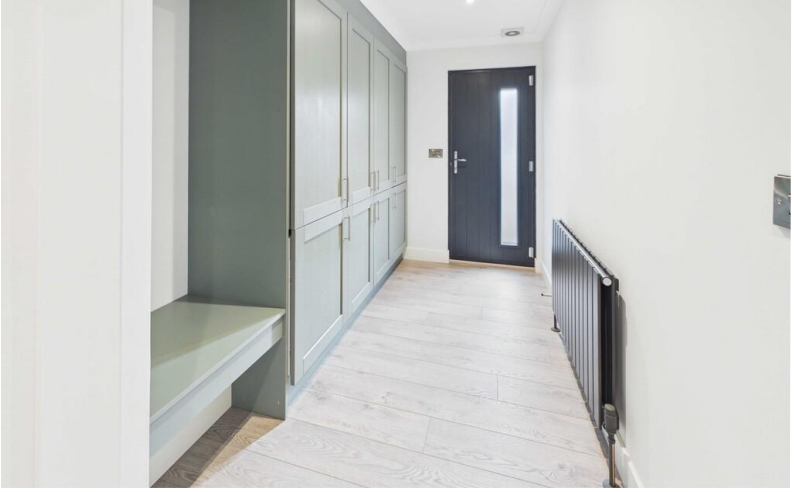
Shore of Coniston Water close-by

Super walks on the doorstep

Parking for up to 3 cars

Ultrafast Broadband - Fibrus

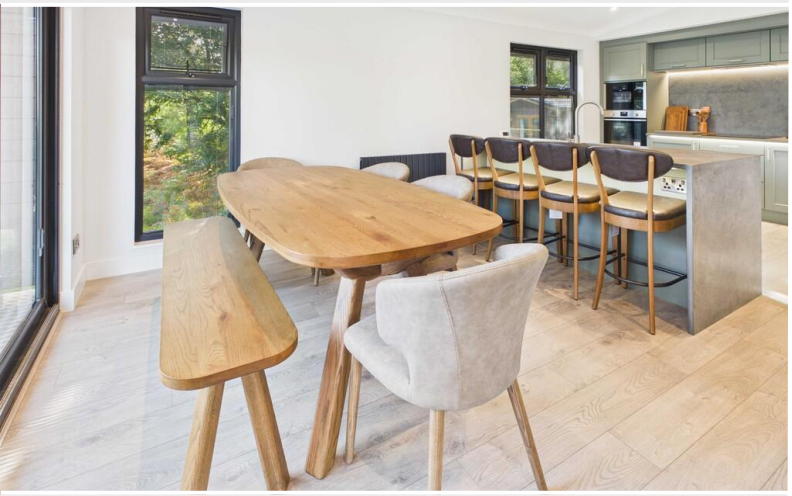
Property Reference: G3226



Entrance Hall



Kitchen/Dining Area



Kitchen/Dining Area



Balcony

Description A beautifully appointed bespoke Lodge (approx. 50' x 22'), at the head of a cul-de-sac commanding delightful countryside views towards the iconic Coniston Old Man. Designed with both comfort and style in mind, this unique lodge is finished to an exceptional standard throughout. The spacious layout offers 3 double Bedrooms, including a superb principal suite complete with Dressing area and En-Suite, creating a perfect space to unwind after a day exploring the surrounding fells.

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Upon approaching this bespoke, luxury Lodge, you can take in the country air and enjoy the tranquil setting. The bespoke 'Forest Lodge' has a canexel cladding finish, solar panels to the roof, uPVC double glazed windows, doors and fascias, feature pitched ceilings throughout complemented by brushed chrome sockets and switches, 'oak'-effect internal doors with chrome handles, contemporary black radiators, inset ceiling down-lights and laminate flooring which runs seamlessly throughout, creating a stylish and cohesive finish. The property is offered fully furnished, completing this ready-to-enjoy Lodge.

3-4 steps lead in to the spacious Entrance Hall with fitted storage cupboards ideal for coats, muddy boots etc and concealing the LPG gas central heating boiler and washing machine. The impressive open-plan Living, Dining and Kitchen area offers an exceptionally well-proportioned and light-filled space, enjoying a triple aspect including two sets of sliding doors that open seamlessly onto a striking corrugated steel balcony with smoked glass balustrade- perfect for relaxing and taking in the surrounding scenery. Internally, the space has been thoughtfully designed for modern living, featuring a stylish panelled media wall with integrated shelving, alongside ample room for both comfortable seating and a dedicated dining area.

The Kitchen is finished to a superb specification, showcasing an elegant range of 'sage' wall and base units with chrome handles and soft-close cabinetry, complemented by slate-effect work surfaces and subtle under-unit lighting. Built-in appliances include a De'Longhi electric oven, Neff microwave, Neff induction hob with extractor over and an integrated Neff fridge/freezer. A central island provides both a focal point and a sociable hub, complete with breakfast bar seating for 4, an inset sink and an integrated dishwasher - perfect space for both everyday living and entertaining. Door to Study/Office with fitted desk and side window.

Bedroom 2 is a good sized double room with a recessed wardrobe and sliding mirrored doors. Bedroom 3 is a cosy double room with a fitted wardrobe and lovely side aspect towards 'Coniston old Man'. The family Shower Room is styled with a contemporary finish, featuring a three-piece suite comprising a spacious double shower enclosure with both rainfall and handheld fittings, a modern counter-top basin set on a vanity unit and a low-level WC. Complementary tiling, vertical radiator and an illuminated wall mirror complete the scene.



Open Plan Living Area



Open Plan Living/Dining/Kitchen Area



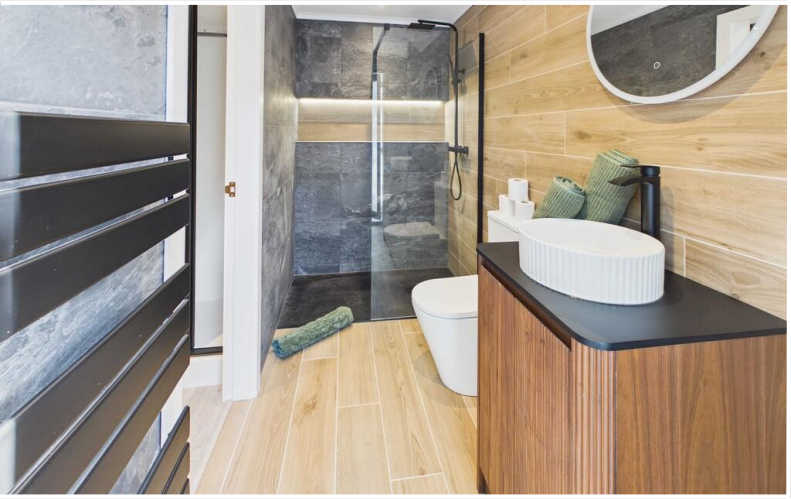
Study



Bedroom 1



Bedroom 2



En-Suite Shower Room

The Master suite is a generous room with a side aspect enjoying those lovely country views towards 'Coniston Old Man'. A stylish feature panelled wall adding a boutique finish to the Bedroom. The approach to the En-Suite is thoughtfully designed as a Dressing Area, featuring recessed double wardrobes to either side with sleek sliding mirrored doors. The En-suite is a generously proportioned and beautifully appointed space, featuring a walk-in double shower with a slate-effect floor, rainfall and handheld fittings and an illuminated recessed shelf. A low-level WC and a contemporary counter-top basin set upon a vanity unit complete the room. Illuminated wall mirror, stylish black radiator and an extractor fan. Frosted double-glazed rear door.

Externally, the property benefits from Parking for up to 3-4 vehicles along with a generous Wild Garden area, offering the choice to leave in its natural state or to create a bespoke seating or entertaining space. The choice is yours.

Location Crake Valley Park is a wonderful, quiet, park on 'approx' 16 acres of woodland close to Coniston Water which 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, approximately 20 minutes from the market town of Ulverston and approximately 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 left and Forrest Lodge is at the head of the cul-de-sac.

What3words - https://what3words.staining.avoid.factory

Accommodation (with approximate measurements)

Open Plan Living/Dining/Kitchen Area 20' 2" x 17' 4" (6.17m x 5.30m)
Balcony 21' 7" x 8' 6" (6.60m x 2.61m)
Study
Bedroom 3 10' 3" max x 7' 2" (3.14m max x 2.19m)
Bedroom 2 10' 4" x 9' 6" (3.15m x 2.90m)
Family Shower Room 7' 1" x 6' 2" (2.16m x 1.89m)
Master Suite 10' 4" x 9' 4" (3.15m x 2.87m)
Dressing Area 5' 3" x 3' 7" (1.62m x 1.10m)
En-Suite Shower Room 9' 6" x 4' 8" (2.9m x 1.43m)

Viewings: Strictly by appointment with Hackney & Leigh.

Request a Viewing Online or Call 015395 32301



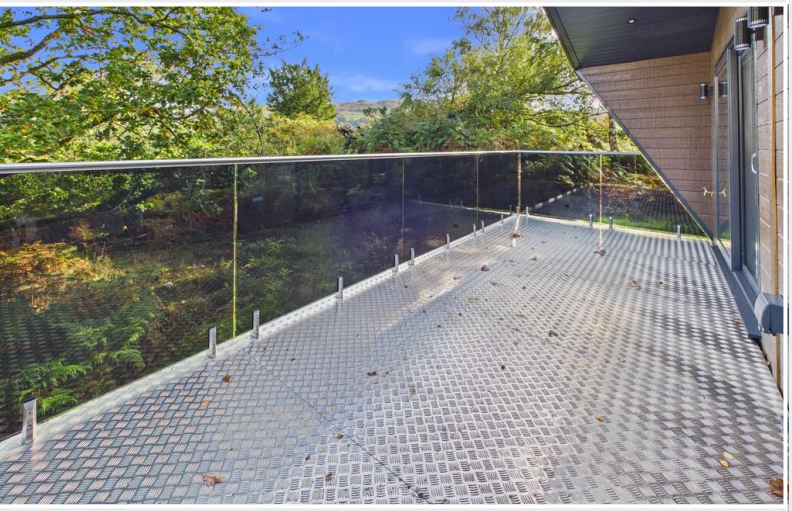
Shower Room



Bedroom 1







Balcony

Services: Mains electricity and water. Calor Gas central heating to radiators. There are 20 solar panels on the roof which heat the water and contribute towards the electricity. Double glazed windows. Shared site septic tank drainage. The lodge is supplied with a completely off grid photovoltaic electricity system with battery backup and a small mains supply that will charge up the batteries should there be a requirement to.

Energy Performance Certificate: Please note: this property is exempt from needing an EPC

Tenure: Leasehold. Subject to a new 125 year lease. Vacant possession upon completion. A copy of the lease is available for inspection. Vacant possession upon completion.

Management Charges: Site fees as of May 2026 are £3514.40 + 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.

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).

Meet the Team

Mark Hadwin
Sales Manager & Property Valuer
Tel: 015395 32301
grangesales@hackney-leigh.co.uk



Helen Hadwin
Office Manager
Tel: 015395 32301
grangesales@hackney-leigh.co.uk



Sarah Lucas
Sales Team
Tel: 015395 32301
grangesales@hackney-leigh.co.uk



Stewart Marshall
Sales Team
Tel: 015395 32301
grangesales@hackney-leigh.co.uk



David Heaven
Viewing Team
Tel: 015395 32301
grangesales@hackney-leigh.co.uk



Jane Thomson
Viewing Representative
Tel: 015395 32301
grangesales@hackney-leigh.co.uk



Viewings available 7 days a week including evenings with our dedicated viewing team
Call 015395 32301 or request online.



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HACKNEY & LEIGH

Approximate total area(1)

92.5 m²

995 ft²

Balconies and terraces

17 m²

183 ft²

(1) Excluding balconies and terraces

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

GIRAFFE360

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Request a Viewing Online or Call 015395 32301