



CHESHIRE
LAMONT

Delamere Lake & Sailing Park, Oakmere.

Lodge 26, Delamere Point

Chester Road, Oakmere, CW8 2JL

Situated on "The Point "at Delamere Lake Sailing and Holiday Park, this turnkey three bedroom fully furnished lakeside luxury Lodge lies within an exclusive gated development and benefits from a decked entertaining area with hot tub, and private jetty creating the perfect tranquil escape with the potential to generate a sizable income on a holiday letting basis if desired. Along with discounted water sport entertainment available for the whole family at Wild Shore which includes Aqua Park, Aqua Chimp, Ringo, Wakeboard, SUP Hire, Swim, Sauna and

- Luxury Lakeside Lodge within an exclusive Gated Development
- Turnkey – fully furnished
- Large well-appointed Open Plan Kitchen/Dining/Living Room
- Three Bedrooms, Two Bath/Shower Rooms (one Ensuite)
- Decked Sitting/Entertaining area overlooking lake with private jetty beyond
- Discounted rates for the water sport activities at Wild Shore

Accommodation

Within the accommodation there is a **Screened Entrance Hall** with **Cloaks/Laundry Cupboard** housing a washer/dryer. A large **Open Plan Kitchen/Dining/Living Room 6.5m x 6.4m** offers stunning waterfront views via two sets of floor to ceiling picture windows, one of which incorporates double doors opening onto a **Large Decked Sitting/Entertaining Area with Hot Tub**. The Living Area comfortably accommodates two large sofas along with space for an easy chair, there is an electric log burner effect stove. The Dining Area accommodates a 6/8-person dining table, and the Kitchen is extensively fitted with wall and floor cupboards along with a centre island providing a breakfast bar. Appliances include a microwave, five-burner gas hob (fitted in December 2025) with oven beneath and extractor above, there is an integrated dishwasher, wine chiller and freestanding American style fridge freezer set within a housing unit.



The lodge provides **Three Bedrooms and Two Bath/Shower Rooms**.

Bedroom One, 3.3m x 3.1m, benefits from a well-appointed **Ensuite Shower Room**. **Bedroom Two 3.1m x 2.6m** benefits from a built-in wardrobe and **Bedroom Three 3.2m x 3.1m** includes built-in bunk beds along with space for an additional single bed and large built-in wardrobe. The **Bathroom** is fitted with a 'P' shaped bath with shower screen and drench shower head above, pedestal wash handbasin, low level WC and heated towel rail.

Externally

There is **Parking for Two Cars** to the front of the lodge with a pathway leading to a decked walkway to the side. This gives access to the front door and continues to a **7.8m x 5m Deck/Entertaining Area** at the rear to make the most of the stunning views overlooking the water feature. The decked area includes a hot tub and is edged with 1.8-metre-high glass balustrading to either side and a lower glass balustrade to the waterfront along with a gateway giving access to a pathway running down to a pontoon on the lakeside for the exclusive use of the The Lodge.

Tenure

Leasehold – 20-year lease from 22 October 2021

Services

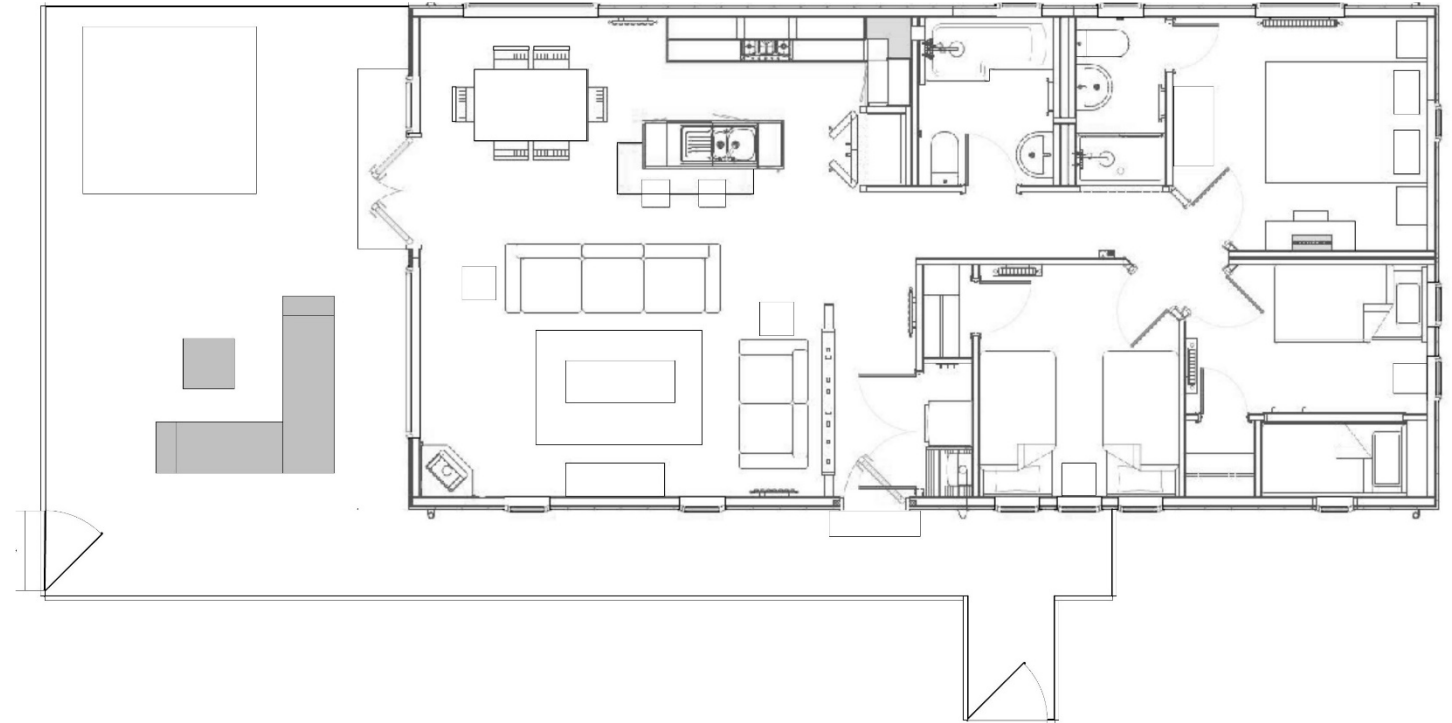
- Electric, Gas and Wi-Fi managed by Haulfryn.
- Mains Water.
- Annual Management charges: £7,975 for 2026.

Directions

What3words: skin.snuggle.swoop

From Tarporley proceed north on the A49 for 3.25 miles, turning left at the traffic lights onto the A54 towards Chester. After a further mile, turn right at the Fishpool Inn onto Abbey Lane (B5152) at the crossroads with the A556 (Abbey Arms pub) turn right and after 0.75 of a mile, Delamere Lake Sailing and Holiday Park will be found on the right-hand side.





IMPORTANT INFORMATION We endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

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