



Twin Lakes, Tewitfield, Carnforth, LA6 1JH

Offers Over £475,000



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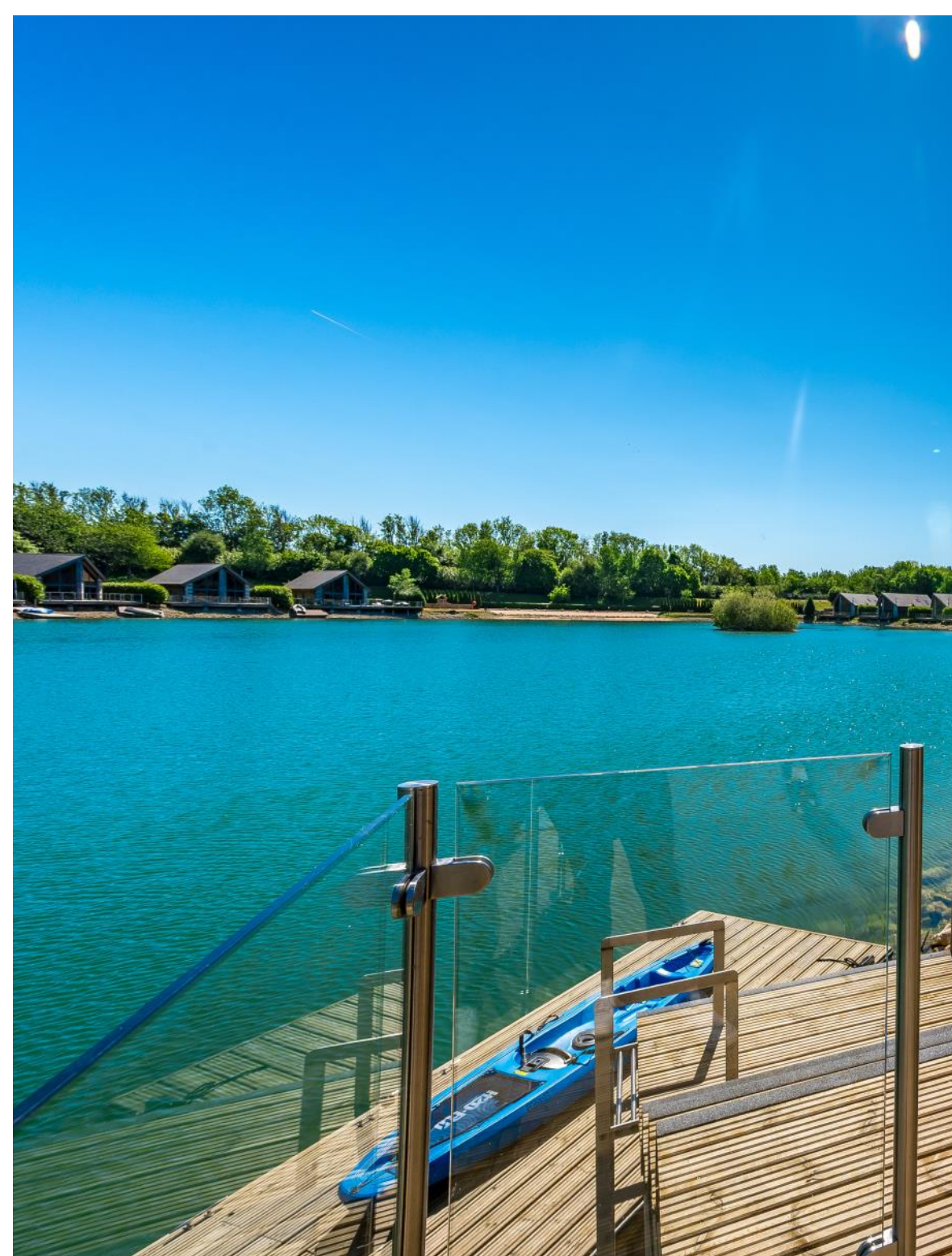


3 Bedrooms



3 Bathroom

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- Stunning lakeside retreat offering high quality living
 - Spacious accommodation throughout, a breath-taking year round holiday retreat
 - Superb views and lake access
 - Secure gated entrance
 - Excellent accessibility to local market towns, M6 motorway and rail links
 - Freehold property with no onward chain
 - Free access to leisure facilities





This stunning lodge of exceptional quality offers the perfect lakeside retreat which is ideal for a second home or holiday lodge, designed to cater for every need. Nestled on the edge of the picturesque Twin Lakes development at Carnforth this lodge offers a superb blend of luxury accommodation and natural beauty.

Twin Lakes is set on the edge of the charming market town of Camforth in a sought-after location, offering both peace and privacy. Positioned just outside the Amside & Silverdale Area of Outstanding Natural Beauty there are some superb walking trails and nearby attractions, and is the perfect location for nature lovers and adventurers alike. For those happy to travel a little further the Lake District and Yorkshire Dales National Parks are only a short drive away, offering excellent outdoor activities.



The site itself provides a strong sense of community with a range of privately owned and site owned lodges, each accessed through the secure gated entrance. The picturesque setting is ideal for those looking to escape the hustle and bustle of daily life and to create some ever-lasting memories. The accommodation is suitable for a beautiful all year round retreat, perfect as a second home or as a profitable holiday let opportunity

The lodge is positioned on the main lake with stunning views right down the lake towards the beach. Generous accommodation opens into an airy open-plan living-dining space with floor to ceiling Apex feature window that allows for natural light to flood through and frame the breath-taking views of the lake. This is a perfect space for relaxing or entertaining family and friends. The living and dining area is situated to one side, seamlessly linking to the highly appointed kitchen fully equipped with high-end integral appliances, ample storage and a sleek finish.

The bedroom accommodation provides two generously sized bedrooms to the ground floor (one being en-suite) and a superb bedroom suite to the first floor with a highly-appointed bathroom and feature window to the front framing the views which can also be enjoyed from the first floor.

A private decking area outside is the perfect place to enjoy morning coffee, al-fresco dining or to simply enjoy the peaceful surroundings. You can also enjoy the views from the luxurious 6 person hot tub. With its own pontoon there is direct access to the lake which is ideal for water enthusiasts.

Being a lodge designed with both quality and practicality in mind there are two storage areas situated at the rear. Beyond is a parking area for approximately 3-4 vehicles which is laid to gravel. The garden boundaries are predominately hedged between the neighbouring lodges to offer privacy.

This rare find truly is a stunning lakeside retreat and the perfect place to unwind.





GENERAL REMARKS

Services: Mains electric, mains water, private drainage, LPG gas and ultra fast broadband is connected. Underfloor heating is connected in the bathroom and en-suite.

Please note: Armitstead Barnett LLP have not tested any of the above services and purchasers should satisfy themselves as to their presence and working condition prior to signing any documentation.

Council Tax: Band D

Title & Tenure: Freehold with vacant possession upon completion.

Management Maintenance Charges: There is a annual service charge payable for the site to Pure Leisure being £6000 per annum which includes general maintenance of the grounds, gym and spa membership and 10% discount at Pure Leisure at Watersedge.

Parking: On site.

Construction: Timber frame under slate roof.

Flooding: According to the Environment Agency's website the property sits in flood zone one, being an area with low probability of flooding.

What3words location: [///perfectly.acrobat.snipped](https://www.what3words.com/#!/perfectly.acrobat.snipped)

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of **Emma Hodkinson (née Lewis) BSc (Hons) MRICS FAAV MNAEA** telephone 01539 751993.

Unimplemented Planning Consents: Easements, Wayleaves and Rights of Way: The property is sold subject to and with the benefit of all rights of way whether public, private, light support, drainage, water, electricity and other rights and obligations, easements and quasi-agreements and restrictive covenants and all existing proposed wayleaves for masts, pylons, stays, cables, drains, water, gas and other pipelines whether referred to in these particulars and stipulations or not

Money Laundering Regulations Compliance: please bear in mind, that Armitstead Barnett will require from any purchaser looking to offer on a property, details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors' contact details and 2 forms of identification. We will also undertake an electronic identity check which will leave a soft ID print, but will not affect credit rating.

Method of Sale: The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers.

PHOTOS TAKEN January 2025



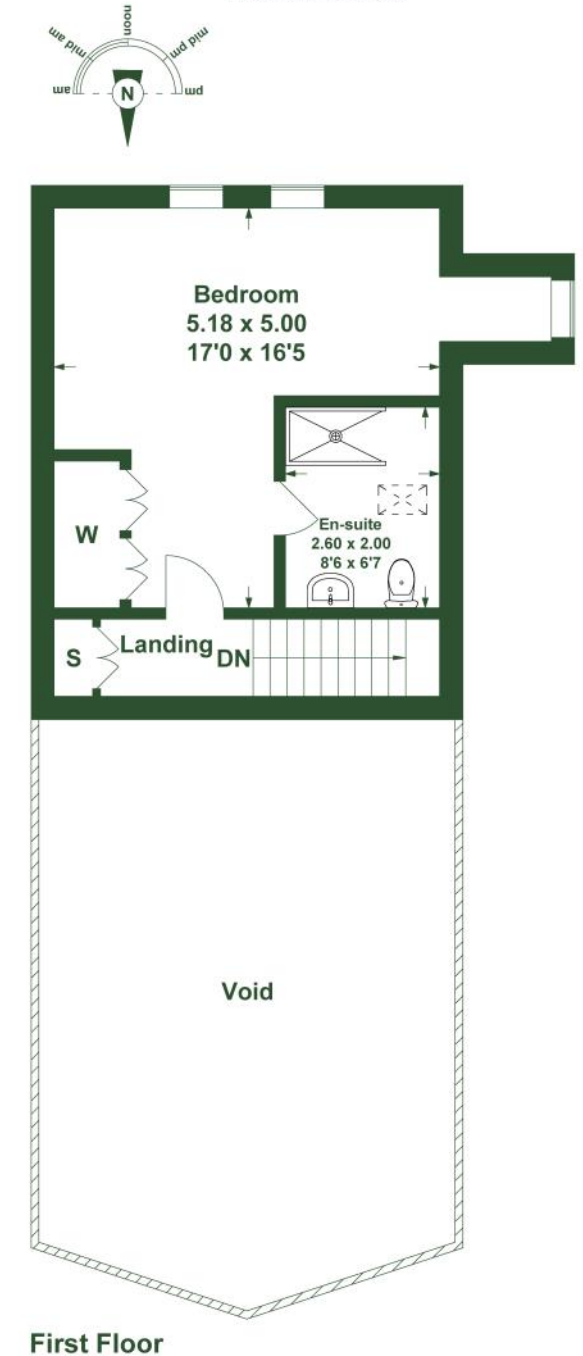
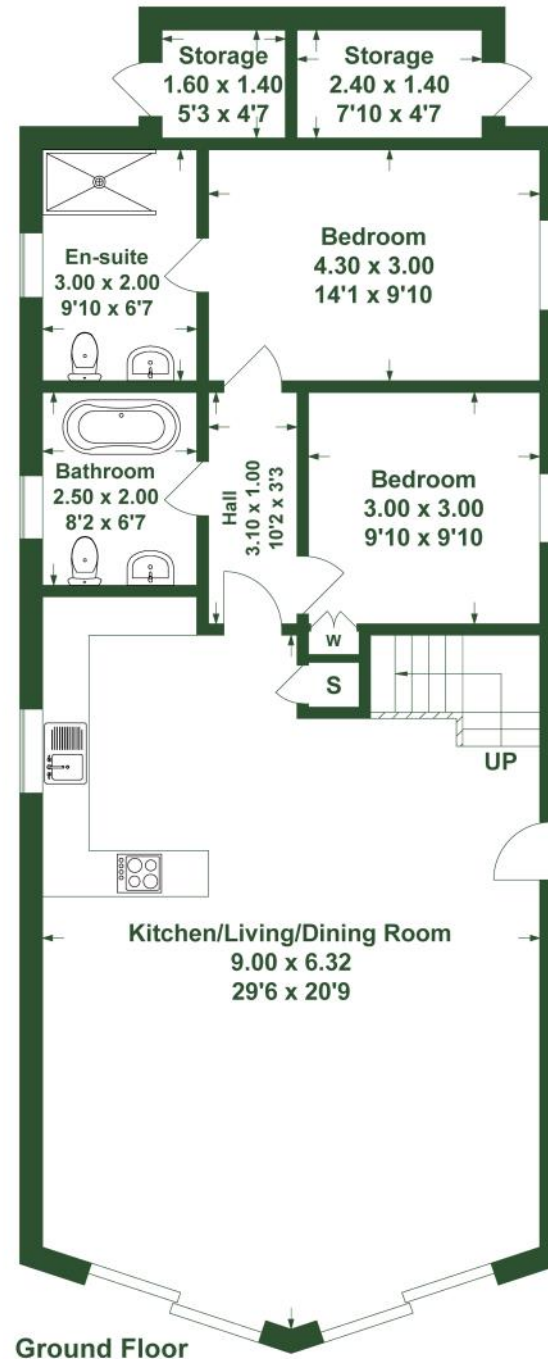
Approximate Gross Internal Area : 134.55 sq m / 1448 sq ft

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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This floorplan is for illustrative purposes only, it is not drawn to scale. Any measurements/ floor areas (including any total floor area) and orientation are approximate. Produced by Lens-Media





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