



GRISDALES

PROPERTY SERVICES



Whinfell Caravan Park , Cockermouth, CA13 0RQ

£49,950

A BRAND NEW 2023 STATIC CARAVAN LOCATED ON AN ELEVATED POSITION WITH FELL VIEWS IN THE DISTANCE!

Perfect for holidays and enjoying some easy down-time.

It's a Swift Loire 2023 model, brand new, 35'x12' and immaculately and stylishly presented internally.

Please note that the property can only be used by the owners and their immediate family for holiday use - this is NOT a residential park and it is closed over the winter period. The park itself is small and well maintained and has 34 pitches available for similar caravans. It is pet friendly and is within 4 miles of Cockermouth and handy for some super facilities in Lorton including a country pub, shop, church and tennis courts.

Buttermere, Crummock and Loweswater are only a stones-throw away along with endless walking opportunities.

Come on, what's stopping you?!

Helping you find your perfect new home...

www.grisdales.co.uk

40 Main Street, Cockermouth, Cumbria, CA13 9LQ | T : 01900 829 977 | E : cockermouth@grisdales.co.uk

THINGS YOU NEED TO KNOW

LPG Gas central heating

Double glazing

Whinfell Caravan Park Ltd is a privately owned site, it is not residential but is for holiday/leisure use and it is closed from mid November to early March each year but from 2026 it will be open all year

A 2023 Loire Model by Swift 35'x12'

Site fees are currently £3,500 p/a and this includes business rates, site maintenance and water rates. Site fees have been paid 31.12.24

Please note that the caravan can only be used privately by the owner and their immediate family and cannot be used as a business in any way

ENTRANCE

Temporary steps lead up to the uPVC front door. Opens up into:

OPEN PLAN LOUNGE, KITCHEN, DINING ROOM

20'5" x 11'10" (6.24 x 3.63)



A fabulous open, and particularly light and spacious, room split into 3 specific areas:

LOUNGE AREA



With built in seating, wall mounted electric fire with stylish fittings surrounding. Large bay window overlooking the front and windows either side.

DINING SPACE



Ample space for a table with built in seating. Window to the side.

KITCHEN



Fitted with a range of base and wall units in cream with a natural wood effect, with laminate work top over and matching upstand. Include stainless steel sink with mixer tap, integrated gas oven with extractor fan over, integrated microwave and fridge/freezer. Sealed gas boiler. Window above the sink. A good range of shelving. Tile effect floor to the kitchen and dining areas.

INNER LOBBY

With coat hooks. Gives access to both bedrooms and bathroom.

BEDROOM 1

9'9" x 8'1" (2.98 x 2.48)



With window to the side. Fitted with built in double bed with bedside units, matching cupboards, wardrobes and dressing table area, with mirror above. Wall mounted television point. Door leading into:

EN-SUITE

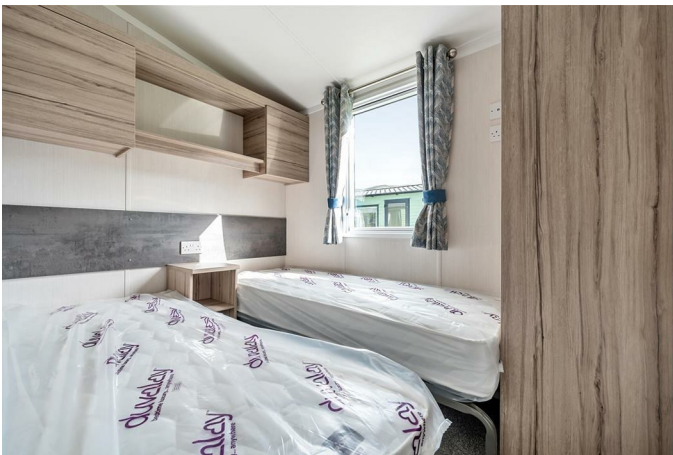
3'5" x 3'5" (1.05 x 1.05)



Fitted with wash basin and WC. Matching shelving and wall mounted mirror. Frosted window to the side. Tiled floor.

TWIN ROOM

7'9" x 5'7" (2.37 x 1.72)



With built in cupboards, bedside unit and shelving. Window to the side.

SHOWER ROOM

6'3" x 3'5" (1.93 x 1.06)



Fitted with wall mounted shower with attachments, with sliding door in chrome frame, and fitted with plastic panelling throughout. Pedestal wash basin with chrome mixer tap. Low level WC. White ladder style radiator. Built in cupboard with mirror and light above. Tile effect floor. Extractor fan. Frosted window to the side.

EXTERNALLY



Ample space for a veranda (to be purchased separately) and parking for one car, with additional visitor parking in the development.

DIRECTIONS

From Low Lorton go past The Wheatsheaf Inn and turn right signed to Thackthwaite. Go over the bridge, turn left and the caravan park can be found after about 0.5 mile on the right hand side.

COUNCIL TAX

The caravan is currently sited on a holiday park so no Council Tax is payable. Instead, you may be asked to pay towards the council services that the park uses – usually a much lower rate than a council tax bill. Council Tax for a static caravan becomes payable if it is being used as your main residence – either on land you own or on a residential park.

VIEWING ARRANGEMENTS

To view this property, please contact us on 01900 829977

NOTES TO BROCHURE

Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. None of the appliances, heating system or fittings included within the sale have been tested or can be assumed to be in full working order. Purchasers are strongly advised to satisfy themselves by way of survey and their own enquiries. The brochure does not constitute a contract, part of a contract or warranty.

THE CONSUMER PROTECTION REGULATIONS 2008

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.

*Please note these details have yet to be approved by the vendors.

MOVING WITH GRISDALES

Moving is an exciting time but only if everything proceeds smoothly. Whether you are selling, letting, buying or renting, we understand that moving home can be a very stressful and daunting prospect. That's why, at Grisdales, we work together as a team, giving dedicated support and advice every step of the way to help your move run as smoothly and efficiently as possible.

FREE MARKET APPRAISAL

If you are thinking of moving, we offer a completely free market valuation and appraisal of your existing home. We will advise you upon an asking price which accurately positions your property in the current market place, maximising viewings and your sale prospects.

LETTINGS AND MANAGEMENT

If you are interested in property as an investment, we can help you every step of the way from Buy to Let advice to effective property letting and management

SURVEYS AND VALUATIONS

We want your purchase to live up to those dreams, hopes and expectations. You need to know that your new home will not only be a sound investment, but also one which you will enjoy without the worry of the unknown. Grisdales offer a wide range of survey and valuation reports to meet different needs all backed by the qualification, experience and knowledge of a Chartered Surveyor.

MORTGAGE ADVICE

Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's

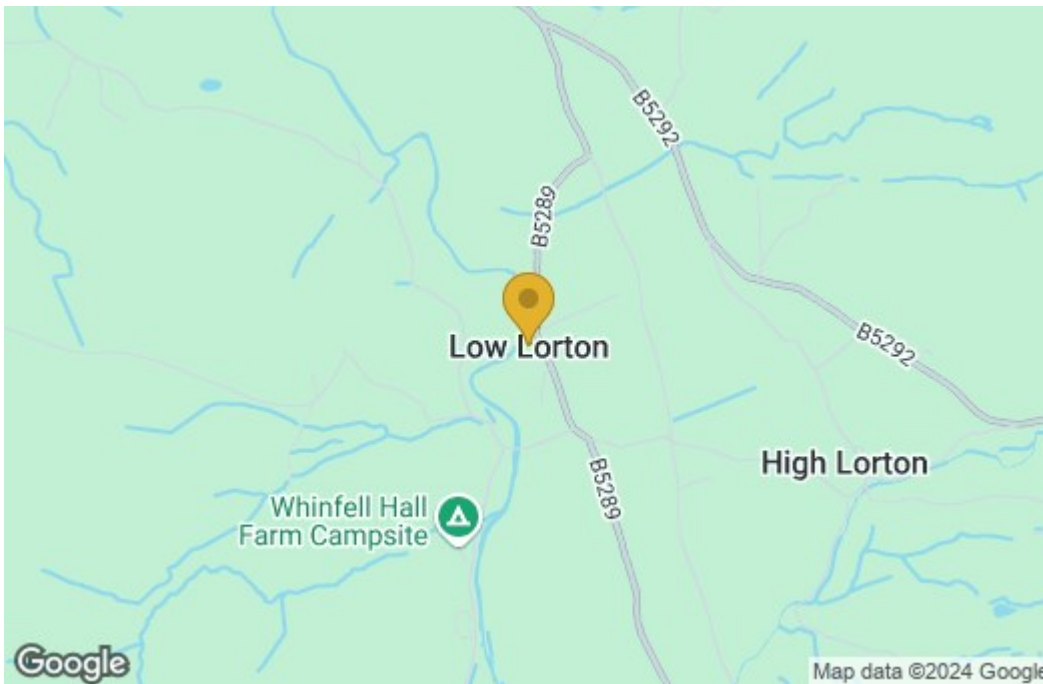
fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

Floor Plan

Area Map



Energy Efficiency Graph

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.