

Dock Acres, Carnforth, Lancashire

Asking Price: £150,000

Entwistle Green











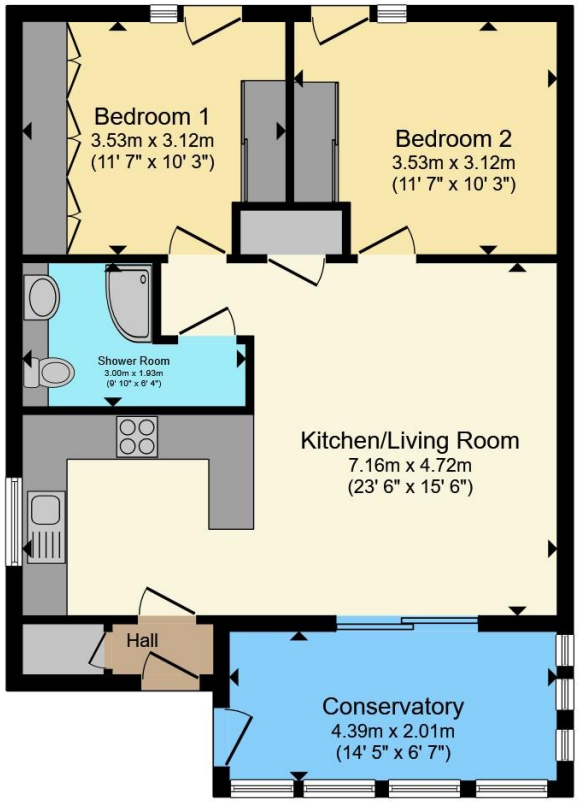


This beautiful two double bedroom Scandinavian style wooden lodge is situated on the prestigious Pine Lake resort, offering a superb opportunity for residential living, a holiday home, or commercial use. Recently fully redecorated and exceptionally well cared for by its current owner, the lodge combines charm, comfort and flexibility in one of the area's most desirable leisure settings. Available with no chain delay. The accommodation is gas central heated, fully double glazed and briefly comprises: A set of three steps leads up to the front porch, where you can enjoy pleasant views toward the lake before entering the lodge. The front door opens into a practical boot room with a useful storage cupboard—ideal for coats, shoes, and outdoor gear. From here, a further door leads into the impressive open plan kitchen and living space. The kitchen is well equipped with an electric oven and hob, integrated under counter fridge and freezer, and plumbing for both a washing machine and dishwasher. A breakfast bar creates a natural divide between the kitchen and living area, offering seating for three or more. The living space is generous and inviting, with ample room for furniture, a built in storage cupboard, and dual aspect windows that fill the room with natural light. Sliding doors open into the striking front conservatory, where full height Apex windows provide a touch of luxury and capture partial views of the lake. This wonderful room is an ideal evening retreat, perfect for relaxing and enjoying the peaceful surroundings. A patio door also leads back out to the front porch, offering convenient alternative access.

To the rear of the lodge are two excellent double bedrooms, each benefiting from built in wardrobes and patio doors opening onto a private raised composite decked area. There is a well appointed shower room with a modern vanity unit. Additional storage is provided through a loft space and further storage underneath the lodge. Externally, the lodge continues to impress. At the front, an allocated parking bay sits beside a lawned garden that wraps around the property towards the rear. The composite decking to the back offers beautiful open field views and is ideal for morning coffee or alfresco dining. Steps lead down to a flagstone patio area and a mature garden filled with a variety of established plants, creating a tranquil and attractive outdoor space.







Total floor area 68.8 m² (740 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Council Tax Band: **B**

Tenure: **Leasehold**

Years Left on Lease: **40**

Management fees including ground rent: £2327.19

Viewing by appointment

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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