



| Bassenthwaite | Keswick | CA12 4QX

Guide Price £525,000



david britton
ESTATES

Key features

- ****SUCCESSFUL 40 PITCH CAMPSITE BUSINESS WITH 3 BED OWNERS ACCOMMODATION****
- Fantastic Live/Work Opportunity with further scope
- Additional Three bedroom cottage - ideal for income or as an extension of the main home
- Set in around 5 acres overlooking Bassenthwaite Lake
- Lakeland views from all windows
- Perfect position for attracting cyclists, walkers and lovers of a good local pub!
- Family and dog friendly Campsite with shower block
- Approached by a sweeping driveway
- Unrivalled Lake District National Park location
- Large Parking area, patio & terrace

Description

Sitting in an enviable position overlooking Bassenthwaite Lake, Kestrel Campsite is a unique opportunity to acquire a wonderful family friendly 30 pitch Campsite with 3 bedroom owners accommodation, all sitting in grounds of around 5 acres of land in the heart of the Lake District National Park.

Currently configured as a 3 bedroom home, this perfect as the owners residence or to generate a holiday let income Internally, the farmhouse has an open plan kitchen/living room, utility and 3 upper bedrooms and bathroom. All windows in this home frame the Lakeland views perfectly!

Approached by a sweeping driveway, to the front there is a large parking area. The field to the side is currently trading as a successful, traditional Lakeland campsite with a woodland area, shower block and reception building. The site attracts walkers, cyclists and families with furry friends due to its close proximity to the fells for walking, its locality to great cycle ways and having a superb local pub serving food in Bassenthwaite.

The Lakeland market towns of Keswick and Cockermouth are within a 15 minutes' drive, where you'll find a large number of shops, cafes, restaurants, and other attractions.

** Viewing strictly by appointment only **The attached barn and cottage are being retained by the current owners and are not available for sale


Directions





Floor plans



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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