







***On the mountains:***

*In the combinations which they make, towering above each other, or lifting themselves in ridges like the waves of a tumultuous sea, and in the beauty and variety of their surfaces and colours, they are surpassed by none.*

***William Wordsworth***

# Welcome

**Buck Yeats Lodge Park**

Welcome to one of the most idyllic settings in the UNESCO World Heritage Site Lake District National Park. Set within 20 acres of private woodland, Buck Yeats Lodge Park offers exclusive lake frontage on Windermere. Our lodges are all privately owned, we value the tranquillity and escape that the Park has to offer. It is an ideal location for discovering the Lake District National Park within close proximity to Hawkshead, Coniston and Windermere. There are plenty of walks and cycle routes as well as local restaurants and bars, all within walking distance or a short drive away. Local attractions Lakeside Railway, The Aquarium and Windermere Lake Cruise terminal at Lakeside are just five minutes' walk from the entrance.

Buck Yeats Lodge Park enjoys a quiet and private atmosphere. With half a mile of lake shore, boat launching, and acres of woodland that skirt the water's edge, Buck Yeats Lodge Park is the perfect location for your Holiday Lodge on Lake Windermere.

Two of the most important aspects to remember when purchasing a Luxury Lodge are location and what you like to do. Each of our Parks offer different lifestyle choices for that perfect holiday time and time again. To view all of our Parks, please visit [lakedistrictstates.com/holidayhomesales.co.uk](http://lakedistrictstates.com/holidayhomesales.co.uk)



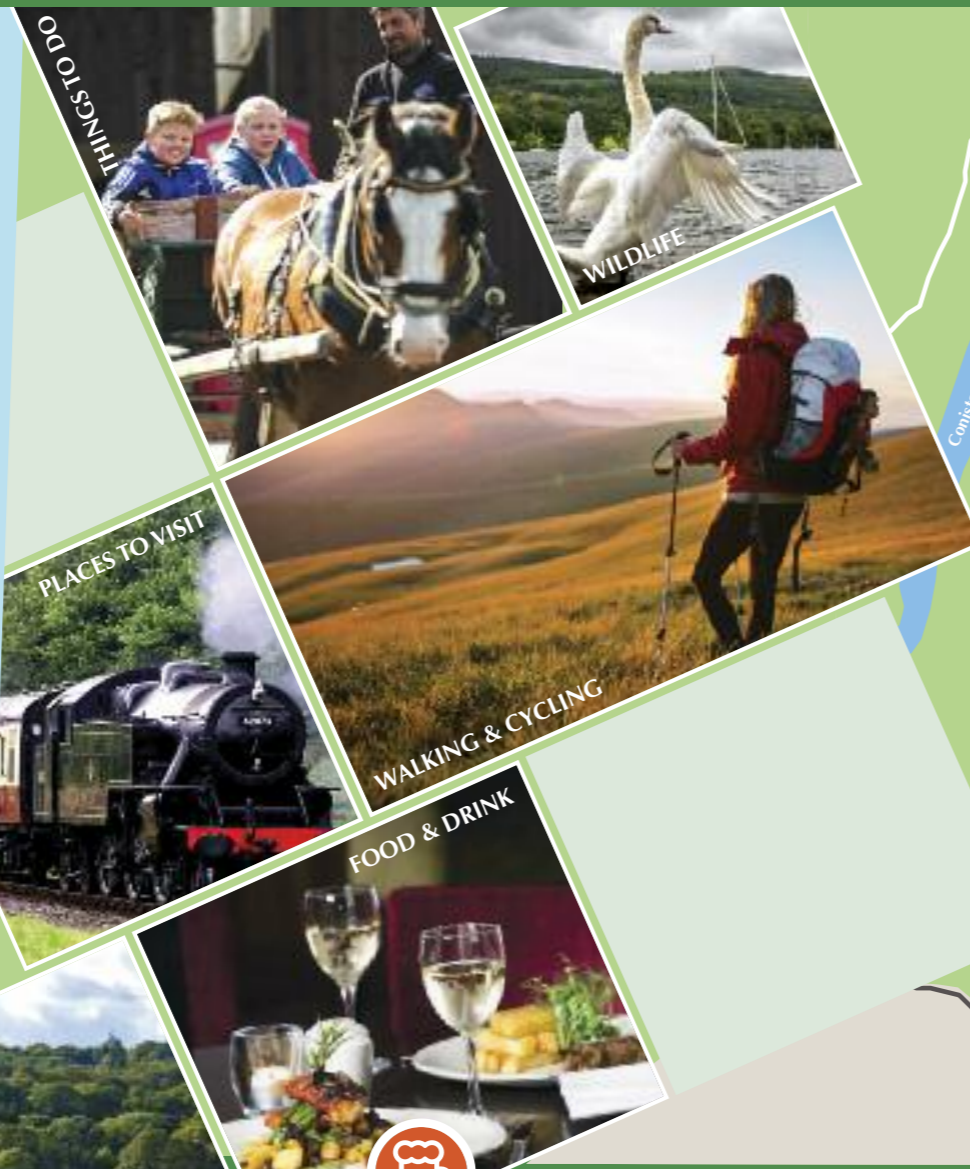
# What's on Windermere

There's lots to do;  
on your doorstep, jump on a boat  
or a train ride away...



Located on  
Windermere in  
the heart of the  
UNESCO World  
Heritage Site,  
the Lake District  
National Park.  
We are perfectly  
placed for exploring.

Visit [golakes.co.uk](http://golakes.co.uk) and  
[lakedistrict.gov.uk](http://lakedistrict.gov.uk)  
for events and to discover  
more about the local area.



- Food & Drink**
- 1 Café Ambio, Lakeland Motor Museum
  - 2 Lakeside Hotel & Spa
  - 3 L'Enclume, Cartmel
  - 4 Rogan & Co, Cartmel
  - 5 The Queens Head, Hawkshead
  - 6 The Swan Hotel, Newby Bridge

- Shopping**
- 7 Cartmel Sticky Toffee Shop
  - 8 Cocoa Bean, Hawkshead
  - 9 Hawkshead Relish
  - 10 Peter Rabbit & Friends™ Hawkshead & Bowness
  - 11 Poppi Red, Hawkshead
  - 12 Sizergh Barn, Kendal

- Things to do**
- 13 Lakeside & Haverthwaite Railway
  - 14 Lakeside Aquarium
  - 15 Lakeland Motor Museum
  - 16 Old Hall Farm, Bouth
  - 17 National Trust Hill Top
  - 18 Windermere Lake Cruises

- Local Walks**
- 19 Claife Heights
  - 20 Far Sawrey
  - 21 Grizedale Forest
  - 22 High Dam
  - 23 Tarn Hows
  - 24 Wray Castle West Shore Walks

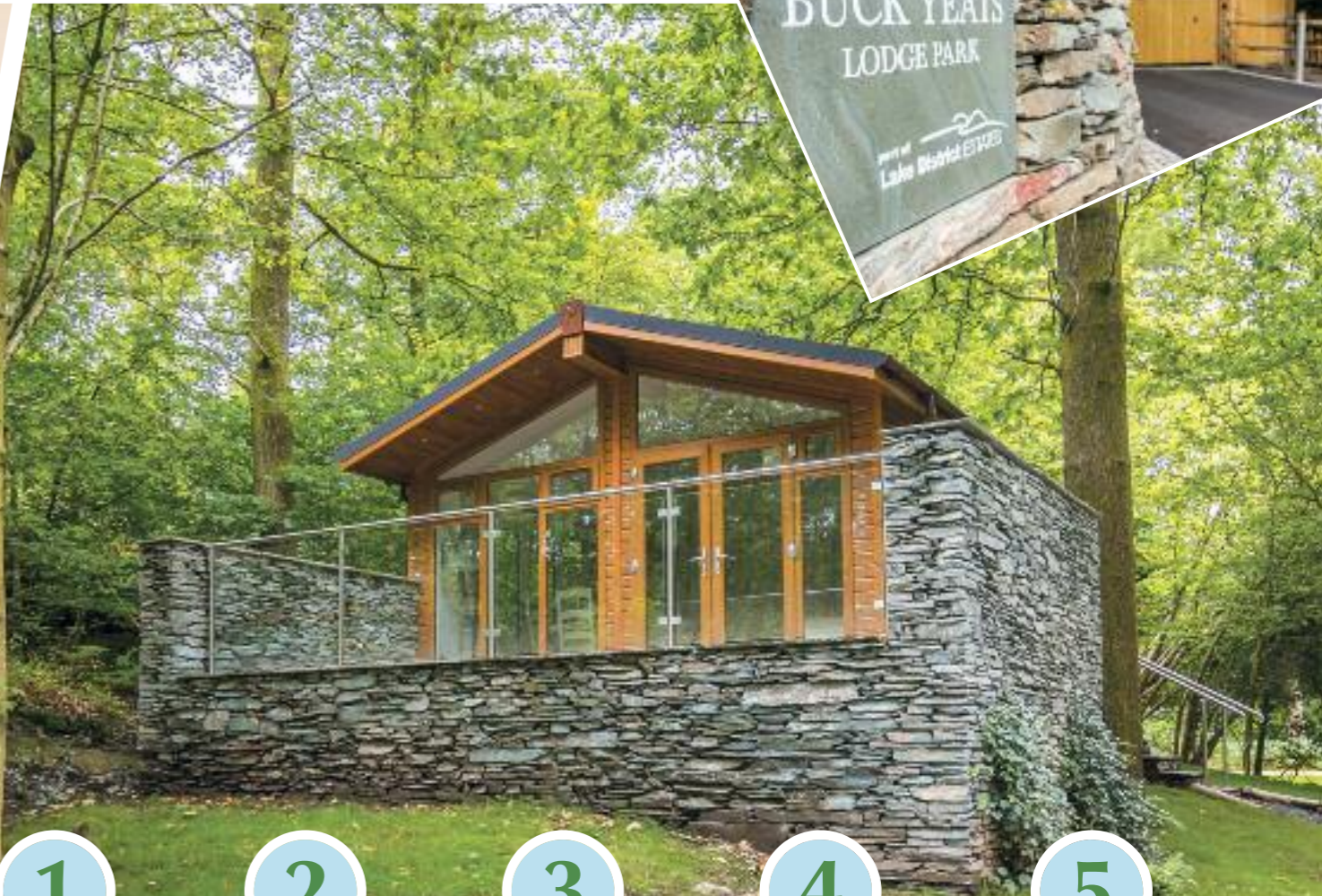
Visit [golakes.co.uk](http://golakes.co.uk) and [lakedistrict.gov.uk](http://lakedistrict.gov.uk) for details on more walks and places to visit.



# Part of the Family!

Lake District Estates is a family run business, we take pride in the family orientated aspect of our Parks, all of our Luxury Lodge property is privately owned, ensuring you the exclusivity that you desire.

- We will include site fees, insurance and rates for an agreed period within your initial purchase price
- Let us take care of siting and connections on your chosen pitch
- Stone walled balcony with glass balustrade for complete privacy
- Each pitch has a generous private space to the exterior with parking
- Ten month holiday season through Christmas and New Year
- Wi-Fi available



Memories that last a lifetime start here.

**5** simple steps to becoming an owner...

- 1
- 2
- 3
- 4
- 5

How to choose the right location and Holiday Park based on your lifestyle choices.  
Do we offer the right facilities on the park and in the local area?  
Are we within a suitable distance from your main home?  
Are you looking for a busy and social Park or a quiet and relaxing retreat?  
What is your preferred length of season?

Consider the annual running costs such as site fees etc.  
We can help to make this clear on your first visit.  
Work within your budget to find the right Luxury Lodge for you, we'll also help you find you the right pitch at Buck Yeats Lodge Park.

Please consider the following before making your decision.  
Do you wish to invite extended family and friends to stay, if so are will there be enough berths. You may find you need more room as your family grows up.

Arrange a date that suits you to move into your new Luxury Lodge.  
We will arrange for the paperwork to be completed on your arrival and a welcome handover over with our Park Manager.  
We can go through all aspects of Luxury Lodge ownership and answer any further questions you may have.

Start enjoying your new lifestyle and carefree holidays, time and time again.  
Memories that start a lifetime, start here!  
If you have any questions, please don't hesitate to get in touch, we're here to help.





## Buck Yeats Lodge Park

Lake Windermere, Newby Bridge,  
Cumbria LA12 8AT

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part of  
**Lake District** ESTATES<sup>®</sup>

