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*Lakeland House, Waveney Valley Lakes,
Wortwell, Nr Harleston. Norfolk.*

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ESTATE AGENTS



It's an absolute delight to be able to offer not only a stunning family home but a complete lifestyle. Situated in a private 57 acre lakeside setting Lakeland House enjoys the optimum position on the beautiful Waveney Valley, this well appointed 4 bedroom detached home benefits from fabulous views over the lake and fishing rights from the garden for the extensive stocks of specimen fish which include carp over 30lb. The owners enjoy rights to roam the park whilst the house offers generous, versatile accommodation, beautifully secluded gardens, triple garage/workshop and ample driveway parking, viewing is essential.

Accommodation comprises briefly:

- Entrance hallway
- WC
- Sitting room
- Sun room
- Kitchen/dining room
- Conservatory
- Lobby/utility room
- Large study/reception room
- Two double en-suites bedrooms
- Two further bedrooms
- Triple garage/workshop
- Ample driveway parking
- Established gardens
- Stunning views over the lake
- Lakeside summerhouse
- Permission to fish with a max of 4 rods from garden
- Right to roam - 2.5 km of nature walks within the grounds of the park
- No onward chain
- No boats permitted on the lakes



The Property

A glazed front door opens into the entrance porch with space and hanging for boots and useful storage cupboard. From we step into the hallway comprising tiled floor and two in-built cupboards, there is a downstairs WC to the right hand side and to the left a spacious hallway accesses the sitting room which in-turn leads to a sun room with beautiful views over the garden and lakes. A vast and well appointed kitchen/diner provides a hub to the home and enjoys a stunning double aspect with breathtaking views over the lake and gardens, sliding doors lead onto the patio and double doors open into a fabulous conservatory which offers another perfect spot to enjoy the vista. The kitchen is fitted with an excellent range of matching wood effect wall, base and drawer units with white granite effect worktop over and inset 1 ¼ bowl sink and drainer, the kitchen further benefits from electric double oven, 5 ring gas hob with extractor hood over and attractive island unit incorporating breakfast bar with storage under. Space and plumbing for all white goods as well as cupboard housing oil fired boiler can be found in the lobby/utility area which in turn accesses the large study/reception room with a glazed door to front. This space offers much potential for secondary accommodation or a perfect home office.

Stairs in the hallway rise to a landing area accessing all upstairs accommodation. The master bedroom enjoys glorious views over the lake and benefits from good fitted wardrobe space as well as an en-suite Jack and Jill shower room. The guest bedroom overlooks gardens to the side and also benefits from an en-suite shower room with two further well presented bedrooms, one overlooking the front aspect whilst the other again enjoys the lakeside view over the garden.







Gardens and Grounds

A hard standing area to the front and side of the property offers ample parking and provides a secure gated area that leads to the triple garage/workshop where power and light are connected and a woodburning stove provides heat to the space allowing use throughout the year. To the front of the property an attractive raised bed is filled with perennial flowers and a path leads us to the front door. A five bar gate opens to the main gardens. Private and fully enclosed the lawned gardens surround Lakeland House with a large patio area leading from the conservatory and offering enviable outside entertaining space. Nestled amongst the trees over the lake is a pretty, timber summerhouse with veranda which is connected for power and light.

Location

The house is set on a private lakeland development in the popular South Norfolk village of Wortwell. Wortwell is located between the market towns of Bungay and Harleston and has an active community centre and two good play areas plus highly regarded pub/restaurant (awaiting new landlords). The market town of Harleston provides all schools, nurseries, shops, Post Office, churches, doctor's surgery, dentist, restaurants and pubs. Bungay offers a good range of all the necessary amenities and shops, schools, antique shops, restaurants, The Fisher Theatre (now showing films) and leisure facilities including indoor swimming pool and golf club. The Cathedral City of Norwich is about 40 mins drive to the North and has a mainline train link to London Liverpool Street. Diss provides another mainline link to London and is 14 miles distant. The unspoilt heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick are a short distance away.



Fixtures & Fittings

All fixtures and fittings including curtains are specifically excluded in the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

Services

Oil fired central heating. Mains water & electricity. Metered water invoiced by park. Private Drainage inclusive within service charge.

Energy Rating: D

Service Charge

Approx. £2000 per annum to cover the maintenance of access road, maintenance of the park lakes and communal grounds covering 57 Acres. Drainage to the septic and waste water to processing plant fees are inclusive to the service charge. The occupants of Lakeland House have the right to roam on 57 acre park please seek a site plan from our office.

Local Authority

South Norfolk District Council

Tax Band: D

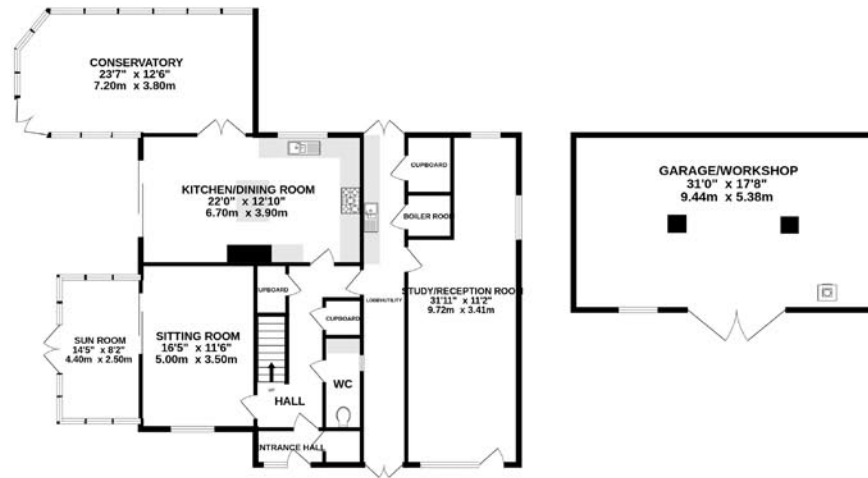
Postcode: IP20 0EJ

Tenure

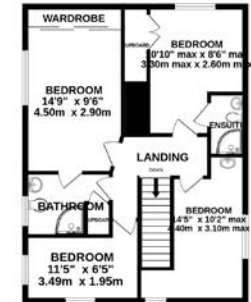
Vacant possession of the freehold will be given on completion.

Guide Price: £550,000

GROUND FLOOR
2113 sq.ft. (196.3 sq.m.) approx.



1ST FLOOR
630 sq.ft. (58.5 sq.m.) approx.



TOTAL FLOOR AREA: 2742 sq.ft. (254.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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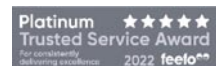
To arrange a viewing, please call 01379 882535

Offices throughout Norfolk & Suffolk:

Bungay 01986 888160
Diss 01379 644822
Loddon 01508 521110
Halesworth 01986 888205

www.muskermcintyre.co.uk

Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.



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