

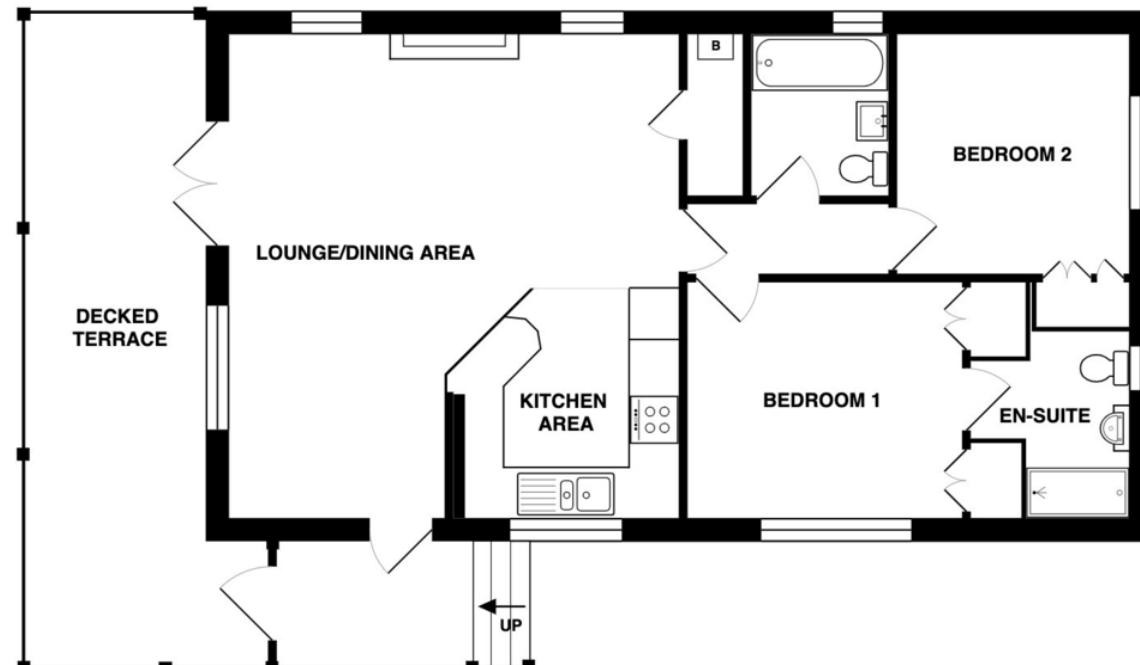
## We Are Here To Help

If your interest in this property is dependent on anything about the property or its surroundings which are not referred to in these sales particulars, please contact us before viewing and we will do our best to answer any questions you may have.

## Directions

Leave Sheringham via the A149 Coast Road, heading West. After approximately 3 miles, you will enter Weybourne. Just before the church, turn right into Weybourne Hall Park. As you go into Weybourne Hall, it will be found a short distance along on the left hand side.

## Floor Plan



Total Area: 70.9 m<sup>2</sup> ... 764 ft<sup>2</sup> (excluding decked terrace)

All measurements are approximate and for display purposes only

## Data Protection Act

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# watsons

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# watsons



home for sale

Guide Price

**£150,000**

Leasehold

**3 Weybourne Hall Park,  
Weybourne, NR25 7EX**

Situated by the 'Water's Edge', as its name suggests, in the tranquil setting of Weybourne Holiday Park, this spacious and well presented holiday lodge offers all the comforts of home, and provides an ideal base from which to explore the beautiful North Norfolk coastline.

- Open Plan Kitchen/Family Room
- Principal Bedroom with En-Suite Shower Room
- Guest Bedroom
- Family Bathroom
- Decked Balcony overlooking the water
- Off road parking for two cars
- Short stroll to village shop, cafe and public house
- 0.65 miles from the beach
- 3 miles from Sheringham train station
- Offered with a new 25 year lease
- (Ref:TB23318)

Viewing strictly by  
prior arrangement  
with the agents

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#### Location

Weybourne is an attractive, historic village on the North Norfolk coast about three miles to the west of Sheringham and a similar distance from the Georgian former market town of Holt. In the centre of the village is a magnificent medieval church and priory ruins, surrounded by many original brick and flint cottages and there is access to the coastal steam railway at Weybourne station. The village boasts a shop for every day needs with delicatessen and cafe, The Ship public house which provides lovely food. There are excellent shopping facilities a short distance away in either Sheringham or Holt. Weybourne has a pebble beach ideal for fishing and picturesque cliff top and woodland walks. It is an ideal spot from which to explore all that the North Norfolk Coast has to offer.

#### Description

This well presented detached holiday lodge, is situated by the edge of the pond, in a tranquil setting within the attractive grounds of Weybourne Holiday Park. The property is accessed via steps, onto a wide veranda which overlooks the water.

The accommodation includes an open plan kitchen/family room, with a triple aspect, french doors to the veranda and a fully fitted kitchen, a principal bedroom with en-suite shower room, a guest bedroom and family bathroom. The property is offered for sale with the furniture and equipment except some personal items and comes with off road parking for two cars, alongside the lodge. Other benefits include LPG gas fired central heating and uPVC double glazing.

Unlike many sites, this can be used 12 months of the year, however only for a maximum stretch of 28 days at a time with a gap in between. The new owners will have to show that they have a permanent residence elsewhere. It is offered with a new 25 year lease with the option to extend for a further 5 years (subject to conditions).

The accommodation comprises;

Step to veranda and uPVC front door to;

#### Open Plan Living Room/Kitchen

19' 5" x 17' 10" (5.92m x 5.44m) triple aspect uPVC double glazed windows and French doors to the veranda (23'4" x 7'3") overlooking the pond, three radiators, electric flame effect fire with wooden mantle and surround, built in storage cupboard housing the wall mounted LPG boiler providing central heating and domestic hot water.

#### Kitchen Area

Fitted with a range of Shaker style base units with working surfaces over, matching wall units, tiled splashback including a dishwasher, washing machine, electric oven, gas hob, canopy extractor, integrated fridge and freezer, one and a half bowl sink and mixer tap, breakfast bar.

#### Inner Hall

radiator, hatch to loft.

#### Principal Bedroom

11' 0" x 9' 6" (3.35m x 2.9m) with side aspect uPVC double glazed window, radiator, TV aerial point, 2 built in wardrobes, further door to;

#### En-Suite Shower Room

7' 6" x 6' 3" reducing to 4'2" (2.29m x 1.91m) Comprising modern white sanitary ware including vanity basin with mixer tap and unit beneath, low level WC, prefabricated shower enclosure with sliding door and mixer shower, recessed LED spotlights, extractor fans, side aspect uPVC double glazed window with obscure glass, part tiled walls, shaver point.

#### Bedroom 2

9' 8" x 9' 3" (2.95m x 2.82m) With side aspect uPVC double glazed window, built in triple wardrobe, radiator.

#### Bathroom

6' 6" x 5' 6" (1.98m x 1.68m) Fitted with white sanitary ware comprising a panelled bath with mixer shower over, pedestal basin with mixer tap, low level WC, medicine cabinet with light, shaver point, extractor fan, rear aspect uPVC double glazed window with obscure glass, part tiled walls.

#### Outside

The property comes with off road parking for two vehicles adjacent to the lodge and steps lead up to the veranda which is slightly wider than the lodge and gives access to the front door and to the French doors at the side of the property. It provides a lovely area from which to watch the wildlife on the water. Mature shrubs and hedges to either side of the property provide a natural barrier from the neighbouring lodges. These along with the rest of the site are looked after by the on-site gardener and form part of the communal area.

#### Tenure

Leasehold details;  
Pitch fee this season is £4098.00 inc VAT - Pitch fees are reviewed yearly.

There will be a 25 year agreement, after 25 years the owner will have the home inspected and if satisfactory it will be renewed for another 5 years

License for the lodge is for holiday use only, owners must have a residential address

The lodge can be used throughout the year but only 28 days in one session.

Gas is supplied from a bulk tank, and the meter for each lodge is read and invoiced every quarter

Water is also metered and read once a year

Electricity is the responsibility of the owner

Owners and those holidaying in the lodges will be subject to the park rules, a copy is available on request.

#### Local Authority

North Norfolk District Council, Holt Road, Cromer, NR27 9EN.  
Tel 01263 513811

#### Agents Note

The property is offered for sale with contents with the exception of a few personal items.