

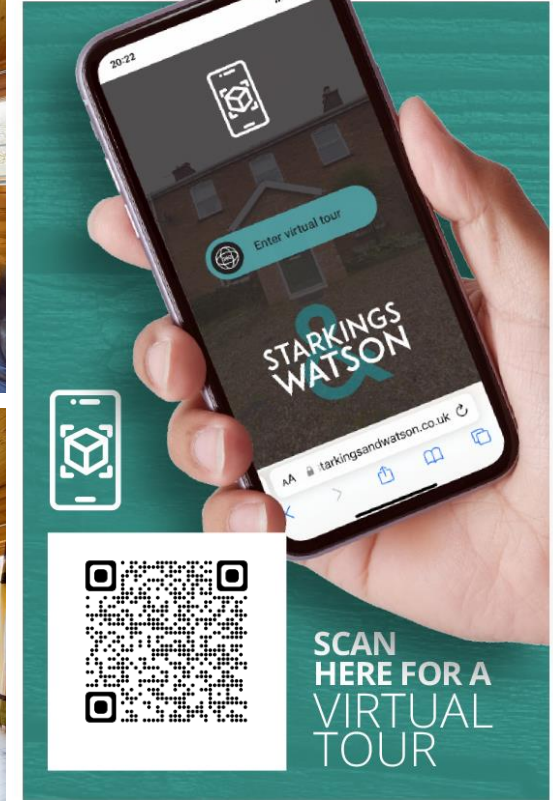
OLD CHURCH ROAD

Frettenham, Norwich NR12 7NP

Leasehold | Energy Efficiency Rating : TBC

To arrange an accompanied viewing please pop in or call us on 01603 336116

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- Holiday Lodge with 10 Month Occupancy
- Five Established Fishing Lakes
- Potential to Let or for Private Use
- Solid Timber Lodge Manufactured in Finland
- Open Plan Living
- Fitted Kitchen
- Two Bedrooms
- Parking & Wrap Around Veranda

#### IN SUMMARY

Situated on the PRESTIGIOUS LANGMERE LAKES with no less than FIVE FISHING LAKES, this tranquil and peaceful setting is the IDEAL RETREAT for 10 months of the year. Manufactured in Finland, this substantial solid timber lodge offers a SPACIOUS FEEL whilst retaining a WARM and COSY feel in the winter months due to the internal woodwork. Each lodge is perfectly positioned for a feeling of privacy, whilst the front facing VERANDA offers open views to one of the lakes. Parking can be found to the side in tandem for guest and visitors. Internally, the main living space is OPEN PLAN with a FITTED KITCHEN, whilst TWO DOUBLE BEDROOMS include an EN SUITE and separate FAMILY BATHROOM. The site charges include water, with other utilities available and chargeable. The plot is offered on assignment of the original 50 year lodge agreement.

#### SETTING THE SCENE

With a secure gated entrance, the communal driveway leads to the property, where a shingle driveway offers ample parking. Lawned garden wrap

around the lodge, with steps to the front facing veranda.

#### THE GRAND TOUR

You step straight into a hall entrance with exposed wood flooring and walls. A storage cupboard can be found to your right, with doors to all other rooms. To the right, the open plan sitting, dining and kitchen can be found. With windows to three sides and doors onto the veranda, this light and bright room sits under a vaulted ceiling, with wood flooring, whilst the fitted kitchen includes a range of storage cupboards, integrated electric hob and cooker, and space for general white goods. The second bedroom continues with wood flooring and a window to side, whilst the family bathroom is opposite, with a white three piece suite, including fully tiled walls and a shower over the bath. The main bedroom sits to the rear with dual aspect windows, wood flooring, and a fully tiled en suite shower room.

#### THE GREAT OUTDOORS

The property enjoys a private veranda to the front of the property, whilst the park itself offers some 20 acres of land including five fishing lakes. The park itself say "the five well established fishing lakes are in beautiful, peaceful surroundings which have a growing reputation for producing some of the hardest fighting and most powerful fish you could find anywhere in the Anglian region and possibly the country. The lakes consist of one main lake and four smaller ones making up about 7 acres of water in all. All the lakes are well stocked with coarse fish and four



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of them have carp in excess of 20lbs, the exception being the small island lake nearest to the cabins but even this one has a few carp into double figures and roach, rudd, tench, perch and smaller carp in abundant quantities, which makes it an ideal water for younger visitors to fish."

#### OUT & ABOUT

Frettenham lies just off the B1150 Norwich to North Walsham Road, approximately midway between the well served centres of Spixworth and Coltishall. Norwich city centre lies approximately 6 miles to the south-west.

#### FIND US

Postcode : NR12 7NP

What3Words : ///offer.inspector.archduke

#### VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

#### AGENTS NOTE

Details of site fees and ground rent are available on application via Site Manager. The site licence agreement is for a term of 50 years which commenced in 2020. The lodge cannot be used as a permanent residence, and the site is closed from the 15th November to the 15th December, and the 15th January to the 15th February each year. You may hire out the lodge if you wish. Water and sewerage charges are included within the service charge.

**Disclaimer:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



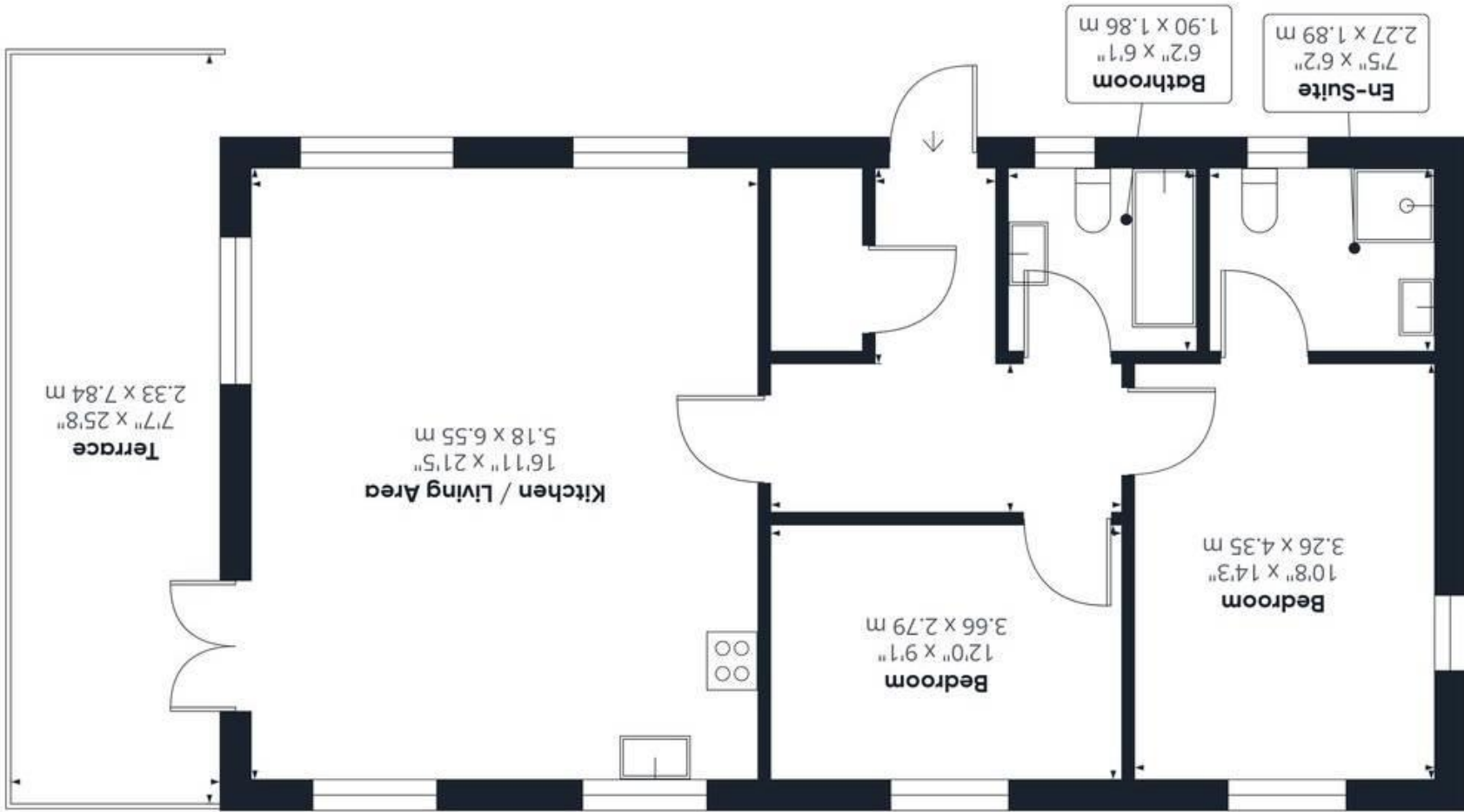
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**GIRAFFE 360**

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces



Approximate total area<sup>m</sup>  
824.02 ft<sup>2</sup>  
76.55 m<sup>2</sup>