

Buy. Sell. Rent. Let.



1 Bellwater Lodge, Thorpe St Peter, PE24 4QT



1



1



1

£94,600

When it comes to  
property it must be

  
lovelle



£94,600



### Key Features

- 12 Month Holiday Occupancy
- Open Plan Lounge/Kitchen
- Award Winning 5 Star Tranquil Site

- EPC rating Exempt
- Tenure: Leasehold





Brand new lodges on an exclusive site overlooking a fishing lake! There will only be seven lodges to ensure there is plenty of space and to maintain the peace and quiet of the location. Bellwater Lodges is within the Grooby's Pit development run by a friendly, husband & wife team, set in seven acres of beautiful, peaceful countryside offering a haven away from all the hustle & bustle of Skegness, with a 2 acre coarse fishing lake and a nursery lake. The bespoke built Bellwater lake lodges will all overlook the nursery lake and the whole site is an adult only park. The other lake has facilities for touring caravans & motorhomes. This semi-rural setting has two pubs within walking distance; The Barkham Arms (approx. 1 mile) & The Holly Tree (5 mins walk away). Both lakes on the site are fully stocked with a variety of fish, the main lake holding Bream, Carp, Perch, Rudd, Tench, Roach, Barbel, Pike, Skimmers, Golden Orfe & even Eels, while the Nursery lake has Carp, Bream, Roach and Rudd. There is a dog exercise area where owners can take their dog(s) & allow to run free off lead. Located only seven miles from the seaside town of Skegness and two miles from the Market Town of Wainfleet which has it's own famous brewery, mini supermarket, shops, pubs/restaurants and takeaways. Although this site offers a rural retreat there is a railway station a few hundred metres away! Adjacent to the River Steeping and surrounded by open countryside there is lots of wildlife to enjoys and places to walk. The lodges are built to a high specification and have decking to the front and rear, their own driveway, double bedroom with fitted wardrobe and luxury en-suite shower room and a lovely open plan living/kitchen/dining space. Well insulated with UPVC double glazing and infrared heating. The sale price includes the first years ground rent! The lodge can be sold ready to live in with all furniture, carpets, tv, blinds and curtains (as seen in the pictures) for an extra £5,500.

### Open plan Lounge/Kitchen Diner

4.68m x 4.07m (15.4ft x 13.4ft)

Entered via UPVC French doors, fitted to a high standard LVT flooring, electric floating fire, storage/cloaks cupboard, fitted kitchen comprising of base and wall cupboards with work tops over, 1 and 1/2 bowl sink, integrated microwave, integrated oven and hob with extractor over, integrated fridge freezer, integrated dishwasher, integrated washer/dryer, spot lights, sliding pocket door to;

### Bedroom

2.74m x 2.96m (9ft x 9.7ft)

UPVC full length glass door and window to the rear deck, built in mirrored wardrobe with separate lighting, spotlights, sliding pocket door to;

### Shower Room

2.91m x 1.18m (9.5ft x 3.9ft)

Fitted to high spec, fully lined with Merlin Board, double sized shower enclosure, wash hand basin below vanity, back to wall Wc, heated towel rail, spotlights, extractor fan, fitted wall cupboards, mirror with built in demister/light and shaver point.

### Outside

There is a gravelled driveway adjacent to the lodge, decking to the front, side and rear of the lodge (two access hatches for storage beneath) with lake views. A small private garden area is found to rear of the decking with raised beds. Outside tap.

### Services

Ground rent and maintenance charges are £3200 per year with an additional £100 per season to fish the lakes. Electricity and water is metered and will be billed via the site owners. Adults only site with no sub-letting allowed. 12 months occupancy allowed. Maximum of two dogs are allowed (certain breeds are not permitted) no cats. Lovelle Estate Agency and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee if you use their services.

## Location

Located four miles from the Market Town of Wainfleet which has local shops, primary school, train station, six miles from the Market Town of Spilsby and eight miles from the coastal town of Skegness.

## Directions

Head south on Roman Bank A52. Follow Church Lane and Everingtons Lane to Skegness Road - A158 in Burgh le Marsh - for approximately 2.8 miles. Turn right onto Church Lane, turn left to stay on Church Lane. Continue onto Everingtons Lane for approximately 1.5 miles. Turn right onto Skegness Road - A158. Continue on Middlemarsh Road. Take Croft Lane to Wainfleet Road/B1195. Turn left onto Middlemarsh Road. Turn right onto Low Road, Turn left onto Croft Lane. Turn right onto Lymn Bank. Turn left and continue on B1195. Drive to Station road. Continue along station road and go across the railway crossing and take the right turn. Follow the road and Grooby Pit will be found on the left hand side.

## LOCAL AUTHORITY

This property falls within the geographical area of East Lindsey District Council - 01507 601111.  
<https://www.e-lindsey.gov.uk/>

## VIEWING

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01754 769769. We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

## HOW TO MAKE AN OFFER

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than the stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <https://www.lovelle.co.uk/privacy-policy/> and you can opt-out at any time by simply contacting us. For any offer, you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under the new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one-stop shop to satisfy all of these needs so please ask.

## MORTGAGE ADVICE

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance, advice call our mortgage advisor on 01754 769769 to arrange an appointment.

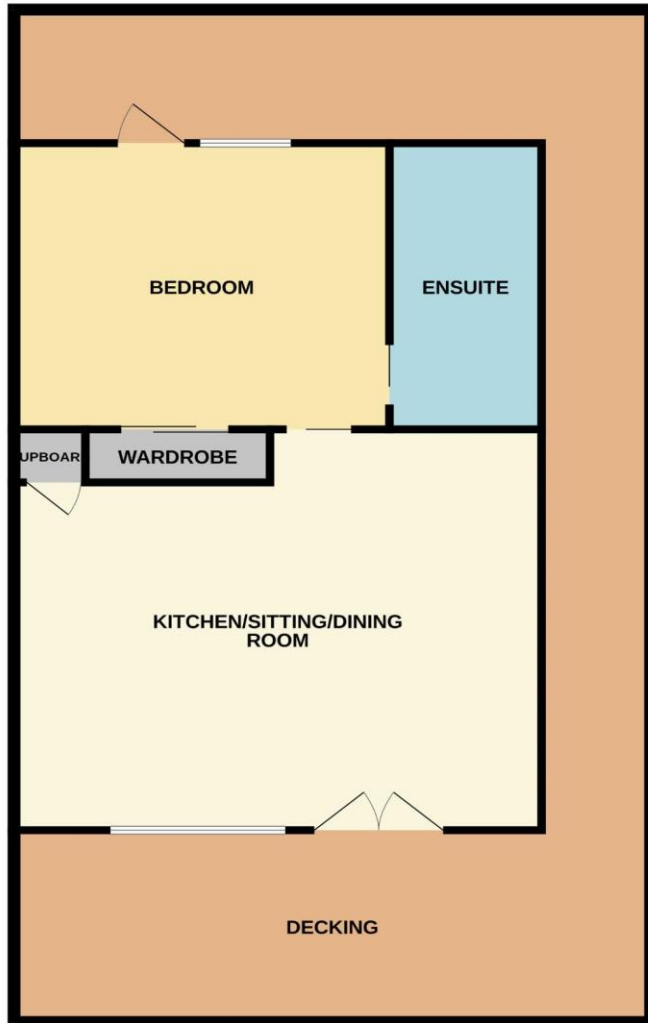
## ENERGY PERFORMANCE INFORMATION

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

## AGENTS NOTE

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE, and RIGHT OF WAY of any property. These particulars do not form part of any contract and must not be relied upon as statements or representations of fact. All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

GROUND FLOOR



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.  
Made with Metropix ©2023

When it comes to **property**  
it must be

  
**lovelle**

01754 769769

skegness@lovelle.co.uk

