



**Walnut Farm Fishing Lakes Main Road, Algarkirk Boston, Lincolnshire,
Lincolnshire, PE20 2LQ
Guide price £1,100,000**



Nestled in the peaceful Lincolnshire countryside, Walnut Lodges is an adult-only caravan park located in the charming village of Algarkirk. Set within 8 acres of scenic grounds, the park features self-catering lodges surrounding beautiful fishing lakes. . Each lodge also has a private outdoor decking area, complete with a BBQ and garden furniture.

The park caters to caravan owners with excellent amenities, including 26 electric hook-ups, a laundry room, well-maintained toilet and shower facilities, a chemical disposal point, and free Wi-Fi. There's also a dog walk area for furry companions. There are two well-stocked lakes available for a relaxing day of angling, or guests can simply enjoy the abundance of wildlife that frequents the area.

The campsite features four lodges, with one, Lakeside Lodge, currently serving as the reception/office. This lodge includes two double bedrooms, a kitchen, a lounge, and two conservatories. The other three lodges are available for rent, with one designed to be wheelchair accessible, featuring a wet room and lower kitchen worktops. All lodges are immaculately maintained, some recently refitted. and come fully furnished, including crockery, cutlery, and bedding. They are centrally heated and can be used for up to 11 months a year.

While the current owners have fully residential property all year operated the business successfully for many years, there's plenty of potential for new owners to add further value and expand the business.

The sale also includes The Gables, a beautiful two-bedroom house designed and built by the current owners as their own retreat. The Gables offers a large lounge, a fitted kitchen, a sunroom, a downstairs wet room, an office, and two en-suite bedrooms, providing a private space to unwind.



Hallway - The Gables

11'2" x 10'2" (3.42 x 3.12)

Bathroom - The Gables

10'10" x 6'4" (3.31 x 1.94)

Wet Room, with large shower, wc and sink

Storage - The Gables

Large Airing Cupboard

Kitchen - The Gables

10'9" x 19'3" (3.28 x 5.88)

Beautifully fitted kitchen

Dining Room - The Gables

12'2" x 18'2" (3.72 x 5.55)

Sunroom - The Gables

12'6" x 9'6" (3.83 x 2.91)

Patio doors to garden, and doors to Sunroom

Living Room - The Gables

14'9" x 26'2" (4.52 x 7.99)

Patios doors to rear patio. Feature Fireplace

Landing - The Gables

11'1" x 22'3" (3.40 x 6.79)

Currently used as an office area, but could be converted into a further bedroom

Master Bedroom - The Gables

14'9" x 24'8" (4.52 x 7.54)

Master En Suite - The Gables

5'8" x 8'9" (1.74 x 2.69)

Sink, Shower and wc

Bedroom 2 - The Gables

10'8" x 24'8" (3.26 x 7.52)

Bedroom 2 En Suite - The Gables

5'8" x 8'8" (1.75 x 2.65)

Lakeside Lodge

Lakeside Lodge, is used as a reception and office for the campsite, also as

staff accommodation, with Kitchen, Lounge, 2 Conservatory's and 2 Double bedrooms, en-suite and bathroom,

Heron Lodge- Building 1

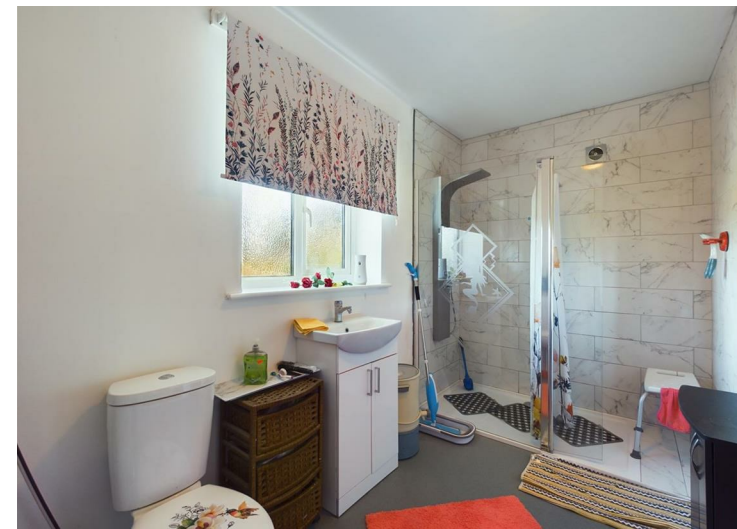
Heron Lodge, building 1 on floorplan, is Wheelchair accessible. Kitchen is fitted with lower worktops, master bedroom has a wet room, and the lodge has all sliding doors making it all accessible. Fully fitted with all bedding, crockery, furniture and BBQ.

Kingfisher Lodge- Buliding 2

Building 2 on floorplan. Newly Decorated throughout, with new floors, curtains, electrics. Double bedroom with En Suite, family bathroom and a twin room. Comes completed with all furniture and bedding.

Alpine Lodge- Building 3

Building 3 on Floorplan, recently updated with new cooker, new fridge and new bathrooms

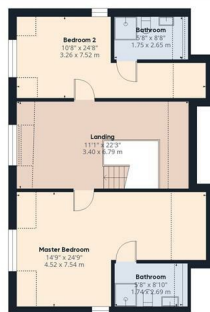








Ground Floor



Floor 1

Approximate total area⁽¹⁾
1984.12 ft²
184.33 m²
Reduced headroom
151.45 ft²
14.07 m²

(1) Excluding balconies and terraces

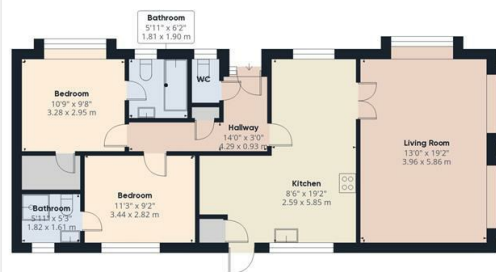
Reduced headroom
Below 5 ft 1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

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Ground Floor Building 1



Ground Floor Building 3



Ground Floor Building 2

Approximate total area⁽¹⁾
2112.31 ft²
196.24 m²

(1) Excluding balconies and terraces

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