



**Bittern, 10 Langmere Lakes, Old Church Road, Frettenham,
Norwich, NR10 3BP**

welcome to

Bittern, 10 Langmere Lakes Old Church Road, Frettenham Norwich

Introducing Bittern (Plot 3) a stunning modern holiday cabin with a high specification finish. The Cabin has 3 bedrooms, master with en-suite, open plan fitted kitchen, lounge and dining area. The site is nestled in the Norfolk Countryside with various fishing lakes.



Description

Calling all Fishing & Nature enthusiasts! Set in beautiful woodland grounds around 21 acres with 5 stunning lakes are these delightful exclusive lodges all with impressive views. With occupancy for 10 months of the year they make ideal second homes and you won't find anywhere better! With a variety of lodges available there's sure to be the right one for you, from handmade Scandinavian styles to plush modern finish there is a range of options available. Individual plots available on the site if you want to have a lodge tailored made for you!! Imagine waking up stepping out onto the balcony with your morning Coffee to look out over an unbroken watersurface with the morning chorus of birds around you, this place will make that dreams come true. The site is gated to give you that privacy you want and with a limited number of lodges around it will keep the location unspoilt.

Fishing

We have been informed by the owner that the Carp reach upper 20's, Perch to 3lb, Bream to 10lb. Fishing is available at no extra cost and is encouraged on the lakes and one of which is being used as a growing pond for future stocking of the main lakes. The main lake has depths up to 8ft and a range of features to fish to.

Entrance Hall

UPVC door, cupboards, plumbing for washing machine and wood effect flooring.

Kitchen/ Lounge

19' 4" max x 19' 2" max (5.89m max x 5.84m max)
A triple aspect room fitted with a range of base and eye level units, stainless steel single drainer sink unit, work surfaces, tiled splashback, breakfast bar, eye level double oven, stainless steel cooker hood and touchscreen hob, plumbing for integral dishwasher and integral fridge/freezer. Telephone point, TV point, electric wall mounted fire, spotlights, double glazed windows and double doors to the balcony with view to the lakes.

Bedroom 1

11' 2" x 9' 2" (3.40m x 2.79m)
Built-in wardrobe and open fronted shelving, dressing area, radiator, double glazed window and door to en-suite.

En-Suite

Fitted with corner shower cubicle, wash hand basin and low level WC. Extractor fan, heated towel rail and double glazed window.

Bedroom 2

10' 8" max x 9' 2" (3.25m max x 2.79m)
Fitted wardrobe, radiator and double glazed window.

Bedroom 3

10' 4" max x 9' 2" (3.15m max x 2.79m)
Fitted wardrobe, radiator and double glazed window.

Bathroom

Fitted with bath with mixer taps and shower over, vanity wash hand basin and low level WC. Extractor fan, part tiled walls, radiator and double glazed window.

Site

Lovingly cared for this site has been allowed to flourish by the owner with nature the key factor, a range of plantings around the site attracts a variety of wildlife that enjoy the site. There are 5 lakes which range in sizes and they are well stocked with Carp, Perch and Bream, including some stunning plated Mirror Carp, photos of which can be found in the site office.

Agent Note

In accordance with planning regulations the site closure dates are from 15th November to 15th December and 15th January to 15th February for overnight stays.

The site has a service charge of £4,500 pa with a ground rent of £250pa and is offered on a 50 year lease.

Location

Hainford is situated 7 miles north of the cathedral city of Norwich and the International Airport. Norwich has a train station with regular trains into London. The Traditional Market Town of Aylsham is close by with its regular farmers markets and a comprehensive range of shops and bus route into Norwich and to the coast. Hainford has a delightful village thatched public house 'The Chequers' and in the neighbouring village of Buxton you can find a village shop, post office and chip shop.



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welcome to

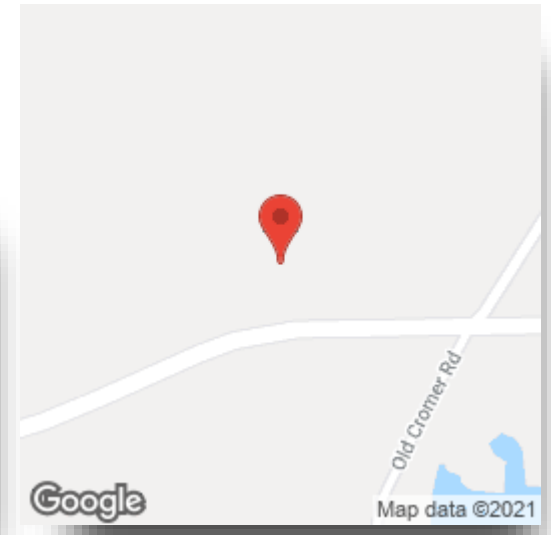
**Bittern, 10 Langmere Lakes Old Church
Road, Frettenham Norwich**

- Stunning modern lodge
- 3 bedrooms
- Impressive open plan living area
- Overlooking main lake
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Tenure: EPC Rating: Exempt

£145,000

directions to this property:



Please note the marker reflects the
postcode not the actual property

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Property Ref:
AYS105961 - 0009

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