



Independent Estate Agents

Pointens





**16 Weybourne Forest Lodges, Sandy Hill Lane
Weybourne, Norfolk NR25 7HW.**

North Norfolk Heritage Coast 1 miles,

Holt 3 miles, Norwich 20 miles

A detached freehold lodge situated in an unrivalled idyllic woodland location within a privately owned pine forest. Weybourne Forest lodges have access to extensive woodland paths and countryside walks running down to the heritage coastline with all the leisure faculties and wildlife it offers.

GUIDE PRICE £285,000



The Property

The property offered for sale is a freehold holiday lodge part of Weybourne Forest Lodges, a unique small development of self catering timber lodges surrounded by lush pine forest. The lodges are set in a forest glade well spaced apart and away from any roads. They are so well hidden and tucked away that even some local people are surprised when they come across them! The accommodation briefly comprises a open plan sitting/ dining room with fitted kitchen area, hallway, shower room and a bedroom on the ground floor. On the first floor a landing leads to a further bedroom with a balcony overlooking the forest and a bathroom. Other benefits include sealed unit double glazing and Economy 7 night storage heating. Outside there is off street parking and garden areas immediately around the property and a wooden veranda to the front and rear. The lodge is being sold with most of its contents.

The Location

Weybourne Forest Lodges are set in a picturesque pine forest on a ridge around 1 mile south of the village of Weybourne. Adjoining the site is National Trust owned woodland, offering wonderful woodland walks to Sheringham Park, the Poppy Line steam railway at Weybourne Station and the village. Weybourne is an unspoilt coastal village with attractive brick and flint houses as well as former farm buildings which have been converted into private homes. The village has its own general store with post office plus The Ship pub and The Maltings Hotel, both of which offer good food and drink. Beach Road gives access to the shingle beach with its popular walks and around 3 miles away is the Georgian market town of Holt. The centre of Holt comprises mainly individual shops and businesses where a friendly and personal service still remains. The town is also home to Gresham's public school. The county city of Norwich is just over 25 miles distant from where there is a fast rail service to London, Liverpool Street.

Directions

Leave Holt via Station Road and at the by-pass turn left towards Sheringham. Upon leaving the trees at High Kelling take the first left hand turn signposted Weybourne. After around $\frac{3}{4}$ mile the road bends sharply to the left whereupon you will see Weybourne Forest Lodges signposted in front of you.

ACCOMMODATION

The accommodation comprises:

Front gate and steps leading to a veranda, double doors to:

Sitting/Dining/Kitchen area (19'2 x 19')

Staircase to first floor. Television point, night storage radiator

Kitchen Area:

Good range of base units with wooden working surfaces over, inset one and a half bowl sink unit with mixer tap, electric oven, electric surface hob, recirculating hood, space for fridge, Velux window,

Rear Hall:

Night storage radiator, door leading to the rear veranda

Bedroom One (9'9 x 9')

Night storage radiator, double and single fitted wardrobe,

Shower Room

Shower cubicle, vanity unit with basin over, WC, electric shaving point, heated towel rail, electric wall mounted fan heater,

First floor landing

Night storage radiator, Velux window, shelved cupboard, airing cupboard with factory lagged tank and fitted shelving

Bedroom Two (11'3 x 10'6)

Night storage radiator, double doors leading to a first floor balcony overlooking the woodlands

Bathroom

Corner panelled bath with shower over, vanity unit with wash basin, WC, heated towel rail,

Curtilage

To the front of the property there is a parking area for several vehicles. There are verandas to the front and rear of the property. The gardens to the property (all though not marked) extend to about 20 feet around the property.

General Information

Tenure: Freehold with 12 months occupancy, (Purchasers must already own another residential home). Current maintenance charge £1730.00 per annum.

Services: Mains water and electricity. Drainage is via a septic tank.

Local Authority: North Norfolk District Council, tel: 01263 513811.

Council Tax Band: Band C.

Energy Performance Certificate Band: To be confirmed.

Viewing arrangements: Strictly via the sole agents, Pointens Estate Agents,
tel 01263 711880.

Ref: H313350.

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Important Notice

Messrs. Pointens for themselves and for the Vendors or Lessors of this property whose Agents they are, give notice that:

These particulars have been prepared in accordance with the Property Misdescriptions Act 1991 and they are intended to give a fair and substantially correct general description of the property for the guidance of intending purchasers, and they do not constitute part of an offer or contract.

Please note that: Photographs may have been taken with the use of a wide-angle lens

We have not tested any heating installations, other appliances or services and it is therefore the responsibility of the purchaser, their solicitor or surveyor, to ascertain their condition and serviceability.

Intending purchasers, particularly those who will be travelling some distance are advised to check with us first on the availability of the property and on any points which are of particular importance to them.

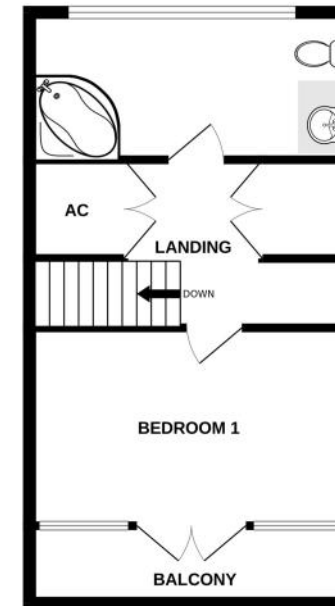
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GROUND FLOOR
933 sq.ft. (86.6 sq.m.) approx.



1ST FLOOR
384 sq.ft. (35.7 sq.m.) approx.



16 WEYBOURNE FOREST LODGES, SANDY HILL LANE, WEYBOURNE NR25 7HW

TOTAL FLOOR AREA : 1316 sq.ft. (122.3 sq.m.) approx.

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.
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