



Alpine Lodge

Pentney, Norfolk

A DISTINCTIVE BLEND OF HOME AND BUSINESS, NESTLED IN
THE CHARMING AND HISTORIC VILLAGE OF PENTNEY

SOWERBYS



Alpine Lodge

45 Pentney Lakes, Pentney, Norfolk
PE32 1LE



No Onward Chain

Timber Built Charm

Serene Lakeside Location with Breathtaking Views

Spacious Ground Floor with Four Double Bedrooms
each with En-Suite Bathrooms

Practical Utility Room

First Floor Open Plan Space with Vaulted Ceilings and Lakeside Views

Log-Burner in Sitting Room

Verandas Offering Perfect Spots to Enjoy Morning Coffee or Evening Drinks

Popular Holiday Let

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THE PROPERTY

Alpine Lodge is a stunning timber-built home that combines the charm of alpine architecture with the practicalities of modern living. Nestled in the serene surroundings of Pentney Lakes, this unique property offers a harmonious blend of style, functionality, and breathtaking views.

As you step into the generous entrance hall, you're immediately welcomed by the warm, inviting ambiance. The ground floor is designed for restful retreats, with four spacious double bedrooms, each featuring its own luxurious en-suite. Whether you prefer a soothing soak in the bath or an invigorating shower, the thoughtfully designed bathrooms cater to every need. A well-placed utility room provides a practical space for cleaning up after long walks in the neighbouring woodlands or active days spent enjoying the water sports on offer nearby.

The heart of Alpine Lodge is its exceptional first-floor living space. With its ingenious 'upside-down' design, the open-plan kitchen, dining, and living area boasts vaulted ceilings that emphasise the sense of space and light. Large windows frame majestic views of the lake, offering a tranquil backdrop for both quiet evenings and lively gatherings. The modern, well-equipped kitchen with integrated appliances ensures a seamless culinary experience, while the adjoining living space, complete with a log burner, creates a cosy haven during the colder months.

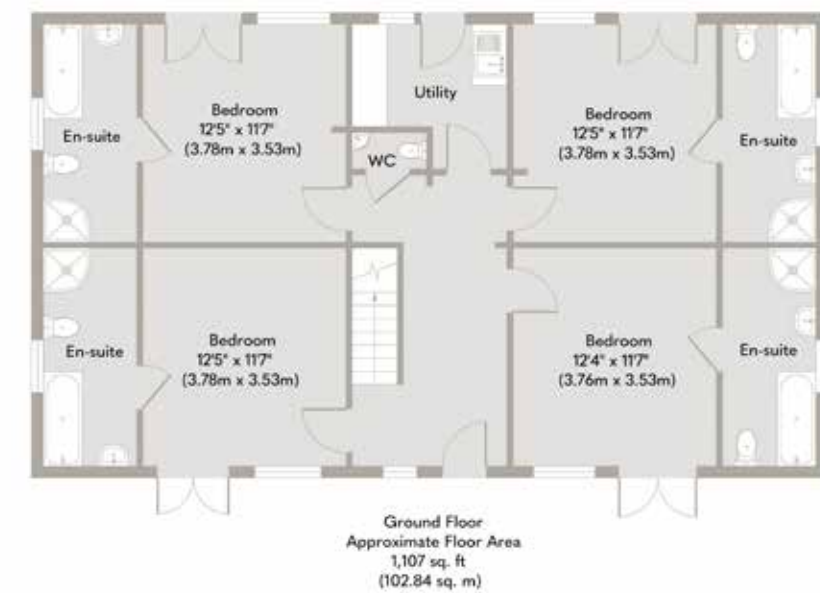
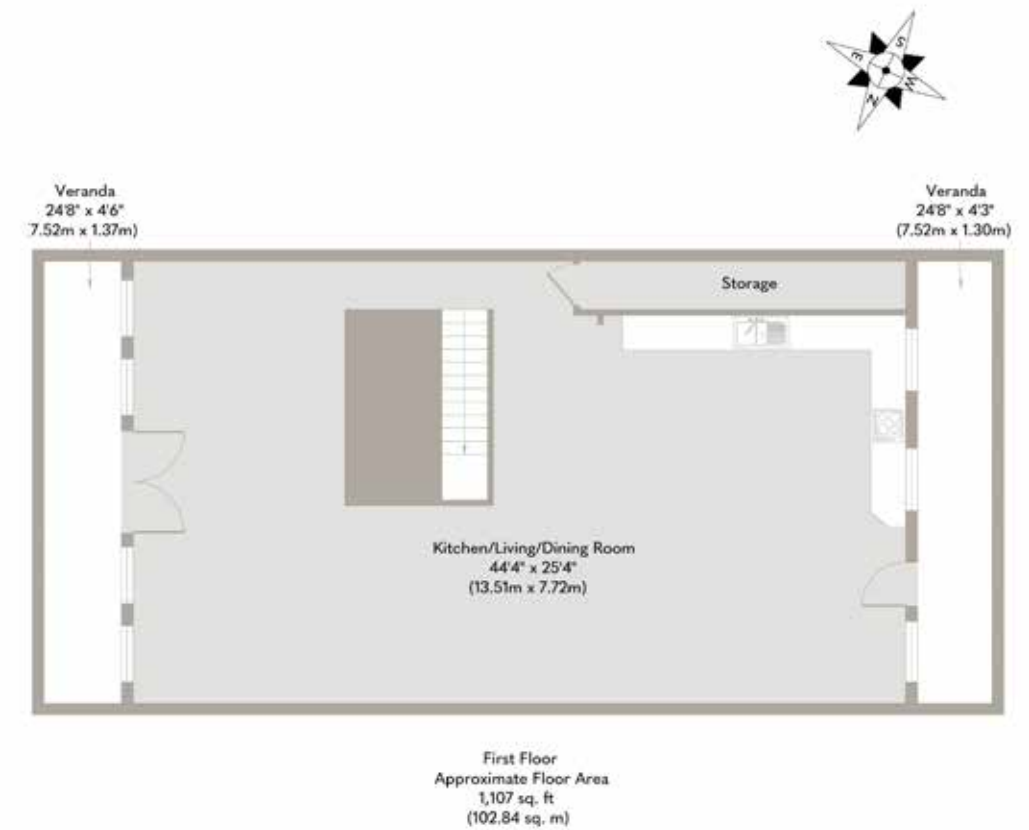


During warmer weather, the verandas at either end of the home provide idyllic spots to enjoy your morning coffee or an evening drink while soaking in the peaceful surroundings.

Set within the picturesque Pentney Lakes, Alpine Lodge has been cherished by its current owners as a popular holiday let, with visitors drawn to its unique blend of rustic charm and contemporary comfort. Whether you're seeking an adventurous getaway or a serene retreat, this home is perfectly positioned to explore the beauty of Norfolk, with its expansive woodlands, diverse wildlife, and an array of outdoor activities right on your doorstep.

Alpine Lodge offers not just a home but a lifestyle—one that celebrates nature, comfort, and the joy of making memories with loved ones.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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Pentney

A VILLAGE WITH OLD-WORLD CHARM
AND MODERN CONVENIENCES

Pentney is a picturesque village with a rich history dating back to William of Normandy's time, as recorded in the Domesday Book. At its heart stands the imposing Gatehouse of Pentney Abbey, a significant historical site from its days as an Augustinian Priory (1075-1534), offering a glimpse into the village's storied past.

The village harmoniously blends old-world charm with modern conveniences. Nearby are the village hall, church, and a play area, while riders from a nearby livery yard often traverse its lanes. Pentney offers a relaxed, rural lifestyle, complemented by essential amenities within a 15-minute drive, including shops at Narborough and Norfolk Woods, and a bar at Pentney Lakes.

Just nine miles away lies King's Lynn, situated along the River Ouse, known for its medieval architecture and vibrant trade history. It's a central hub for professionals with easy access to Cambridge, Peterborough, and Norwich within an hour's drive, and direct rail links to London King's Cross taking just 1 hour 40 minutes.

King's Lynn also boasts modern attractions like the Majestic Cinema and King's Lynn Alive Corn Exchange, as well as historical gems such as St George's Guildhall, now a bustling arts centre.



Note from Sowerbys



“Large windows
frame majestic
views of the
lake...”



SERVICES CONNECTED

Mains electricity. Water via private supplier and private drainage. LPG gas central heating.

COUNCIL TAX

Property currently eligible for 100% business rate relief.

ENERGY EFFICIENCY RATING

D. Ref:- 2162-3016-9205-8222-7204

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///transmits.mainland.section

AGENT'S NOTE

The property currently has 17 confirmed bookings for April 2025 to April 2026.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

BUSINESS DETAILS

- The property currently serves as a holiday let.
- Gross Income for Holiday Let Rental: Approximately £41,083 (for tax year Apr 2023 - Apr 2024)
- Site Maintenance Fee: £1,271.27 Per Annum (last reviewed in January 2025)
- Cabin Waste Water is Serviced by an Effluent in Clean Water Out Biodigester Water Treatment Plant with Minimal Running Costs.
 - Mains Water Consumption: 147 m3 Costs: £202.87 Per Annum
 - Electricity Consumption of 5500 kWh Costs: £1632 Per Annum
 - Sale Price Includes all Fixtures, Fittings and Electrical Goods
- Limitations on Occupancy: Maximum of 28 days consecutively with 7 days no return - must vacate in February.
- Finance Agreements: Prospective buyers are encouraged to make their own investigations into the potential for any financing options.

SOWERBYS

Sowerbys Estate Agents Limited is a company registered in England and Wales,
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