

abbotFox



Swafield, NR28

*Offers In Excess Of £535,000*

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We are a team of genuine individuals who hold a deep passion for both property and marketing. Collectively, we bring over 70 years of experience in the property market of Norfolk and Suffolk. Our affection for both counties runs deep, and we are enthusiastic about sharing our passion with you.

Colin McKenzie | **Branch Partner**







## THE DETAIL\_\_\_\_\_

abbotFox Bespoke presents Staithe Lodge a unique and flexible investment opportunity within an area of outstanding natural beauty backing onto the North Walsham and Dilham Canal.

Staithe Lodge, a recently extended and improved traditional Norfolk cottage with six bedrooms, is currently operating as a highly successful holiday let.

Accommodation in brief:

Reception hall; WC, kitchen breakfast room, snug/utility room, pantry, lounge with wood burning stove through to a formal dining room with bi folding doors and door to a games room. The first floor provides six bedrooms, two with en suites and family bathroom. Outside, the property features a parking area for several vehicles, an enclosed rear garden features a hot but and backs onto the North Walsham and Dilham Canal.

Further information and financial details can be provided upon request.





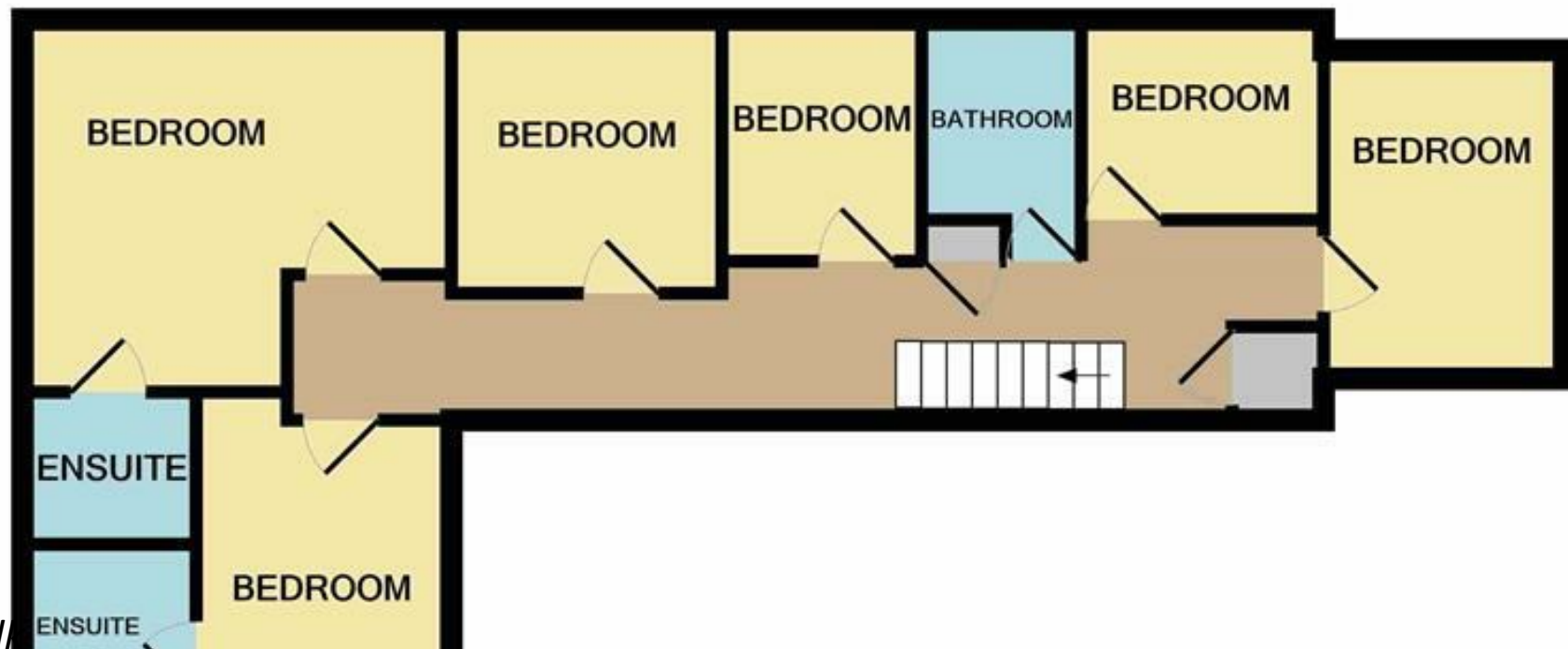


## THE HIGHLIGHTS\_\_

- An extended and improved six bedroom traditional Norfolk cottage
- Unique investment opportunity
- Beautiful north Norfolk location
- In an area of outstanding natural beauty
- Guide price £575,000-£600,000



## GROUND FLOOR



Let's talk

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EPC RATING - E

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