



# Bartles Lodge

Church Street, Elsing, Dereham NR20 3EA



**Fenn**  
Wright





### At a glance

- 4 bedroom 16th century farmhouse
- 6 self contained holiday units
- 3 well stocked coarse fishing lakes
- 28 cover restaurant and bar
- 5cl Touring caravan site
- Site extending to 9.6 Acres (3.9ha).







# Coarse Fishing and Holiday Accommodation Business in Norfolk

A four bedroom, 16th century farmhouse with six holiday accommodation units, three coarse fishing lakes and touring caravan park set in 9.6 acres.

## The Property

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### Location

The property is located in the village of Elsing, approximately 13 miles west of the city of Norwich and approximately 5 miles east of the town of Dereham.

### Situation

Bartles Lodge situated in a rural yet accessible location. The property is situated to the south of the village, opposite the 14th century Elsing Church.

The property is accessed via a private drive, off Church Street.

### Farmhouse

A 16th century farmhouse comprising 4 bedrooms arranged over 2 floors. The current owners refurbished the kitchen and ground floor rooms in 2006. New windows and doors have been installed throughout. The accommodation comprises:

#### Ground Floor

- Entrance Porch
- Kitchen/Breakfast Room
- Dining Room
- Sitting Room
- Office
- Utility Room
- Bedroom 1

#### First Floor

- Bedroom 2
- En suite, walk in wardrobe
- Bedroom 3
- Bedroom 4
- Walk in wardrobe
- Bathroom 1

#### Outside

Behind the farmhouse is a former holiday accommodation unit, currently used as a laundry room. In addition are two storage sheds and a garage. A





There are 6 self contained units originally converted from a stable block, arranged within a courtyard. These are capable of accommodating a total of 12 people.

large gravel car park provides ample car parking for guests.

#### Holiday accommodation

There are 6 self contained units originally converted from a stable block, arranged within a courtyard. These are capable of accommodating a total of 12 people. All rooms have central heating and double-glazed windows. Four of the units benefit from views over the lakes and gardens, the other two look out to the courtyard.

The current owners run the holiday accommodation on a bed and breakfast basis. There is the potential to convert the units to self-catering accommodation.

#### Bar/lounge

With large patio doors looking out onto the courtyard. This area was previously used as the restaurant with 28 covers, currently used as a lounge and bar area. The property benefits from a license to sell alcohol.

#### Commercial Kitchen

A fully equipped commercial kitchen, stainless steel appliances, six ring gas hob and ovens, fridges, dishwasher and walk-in larder.

#### Conservatory Garden Room

Overlooking the lakes and grounds, used as the restaurant dining area providing 28 covers.

#### The Fishery

Comprising three established, spring fed lakes stocked with mixed coarse fish species.

Laura's Lake - extending to 0.8 Acres (0.3ha) depths of 4-5ft. Stocked with carp up to 20lbs, bream, roach and perch.

Victoria Lake (Match Lake) - extending to 0.75 Acres (0.3ha) depths of 5-6ft, 14 purpose built swims. Stocked with carp up to 7lbs, tench, bream, perch and roach.





**The holiday accommodation is currently run as a bed and breakfast. There is the potential to convert the existing units to self-catering.**

Lizzy's Lake - extending to 0.5 acres (0.2ha). Stocked with carp up to 12lbs, tench, bream, perch and roach.

**Touring Caravan Site**  
A 5CI touring caravan site with a separate access, with electric hook-ups and water connections.

**The Business**  
The income is currently generated from the holiday accommodation (bed and breakfast), the touring caravan site, the sale of day tickets and match bookings. The accounts for 2017 show a turnover of £70,000. Profit and loss accounts are available to interested parties after viewing.

**Services**  
The house benefits from oil fired central heating, Mains water and electricity. Drainage is to a private treatment plant. A portable toilet serves the caravan site.

**Planning**  
There is no occupancy restriction attached to the dwelling.

**Energy Performance Rating**  
Dwelling - E  
Holiday Accommodation building - Awaiting EPC

**Rates**  
Rateable value 2017 — £7,500.  
The business currently qualifies for 100% small business rate relief.

Council Tax Band 2016/17 - E—£1,923.84

**Agents' Notes**  
**Tenure & Possession**  
The property is offered for sale freehold as a whole with vacant possession on completion.





#### Fixtures, Fittings & Stock

The sale includes fixtures and fittings and fish stocks in the lake. Fenn Wright are not liable in any way for the quality or quantity of the fish stocks, nor any death or disease that may affect such stocks. Purchasers must satisfy themselves as to the quality and quantity of the fish stocks prior to purchase.

#### Rights of Way & Easements

The property is sold subject to and with the benefit of all existing Rights of Way, whether public or private, light, support, drainage, water and electricity supplied in other rights obligations, easements, quasi-easements and restrictive covenants or all existing proposed wayleaves for masts, staves, cables, drains, water and gas and other pipes, whether referred to in the particulars or not.

#### Consumer Protection Regulations

Under the regulations, what we say or publish about a property must not be false or misleading and we must

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#### Measurements

Any areas, measurements or distances referred to as approximate are given as a guide and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.

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Local Authority  
Breckland Council  
Elizabeth House  
Walpole Loke  
Dereham  
Norfolk  
Telephone: 01362 656 870

Photographs taken: April 2017  
Particulars updated: September 2017

Guide Price  
£850,000

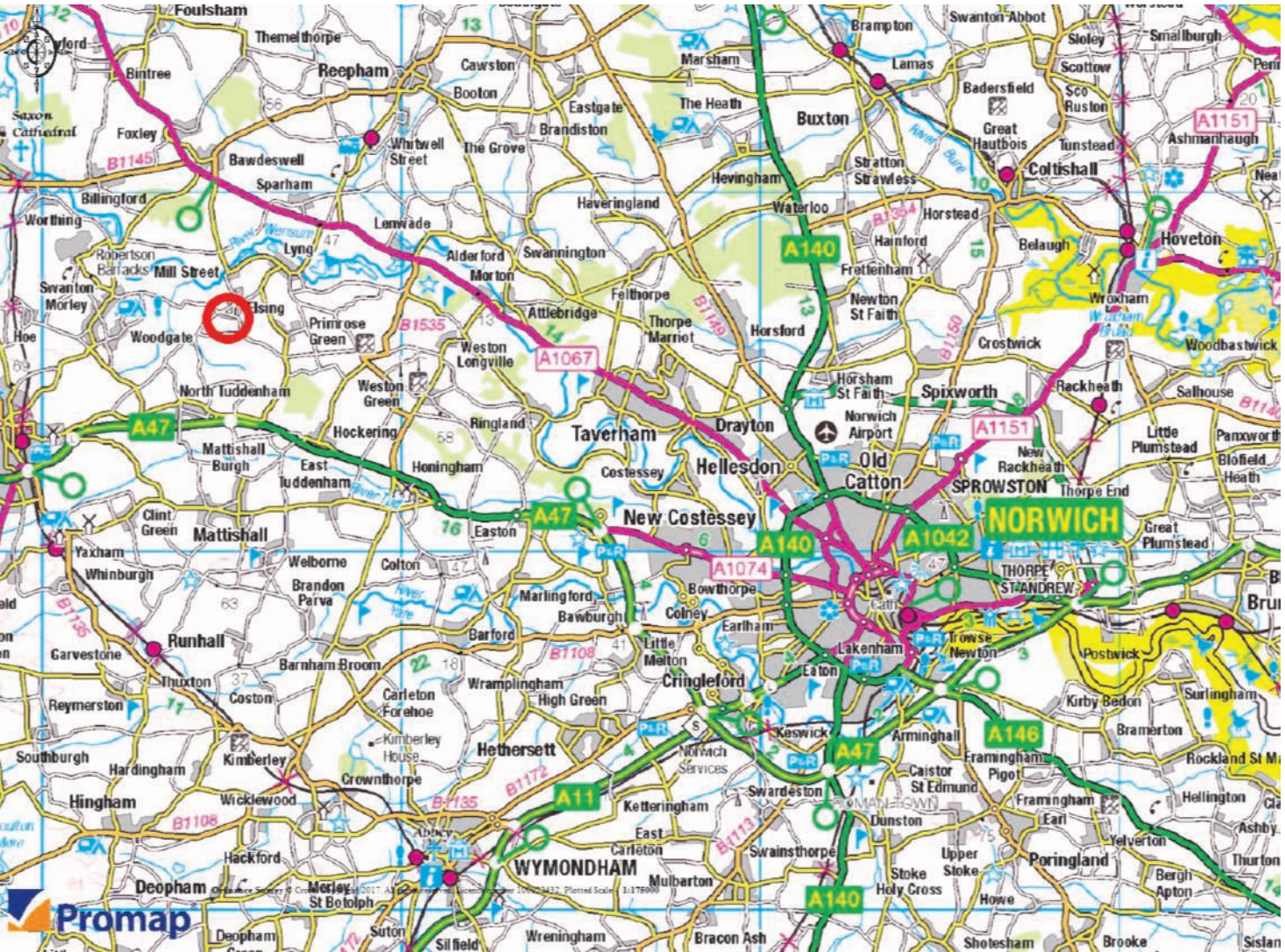
**\*Safety Note to Fishery Buyers\***

Please ensure care is taken when viewing and walking near to lakes and areas of water. Do not walk close to the edge of waterways, and ensure children are supervised at ALL times. Lakes, Ponds & Rivers can be very dangerous so THINK SAFETY FIRST!





# Plans





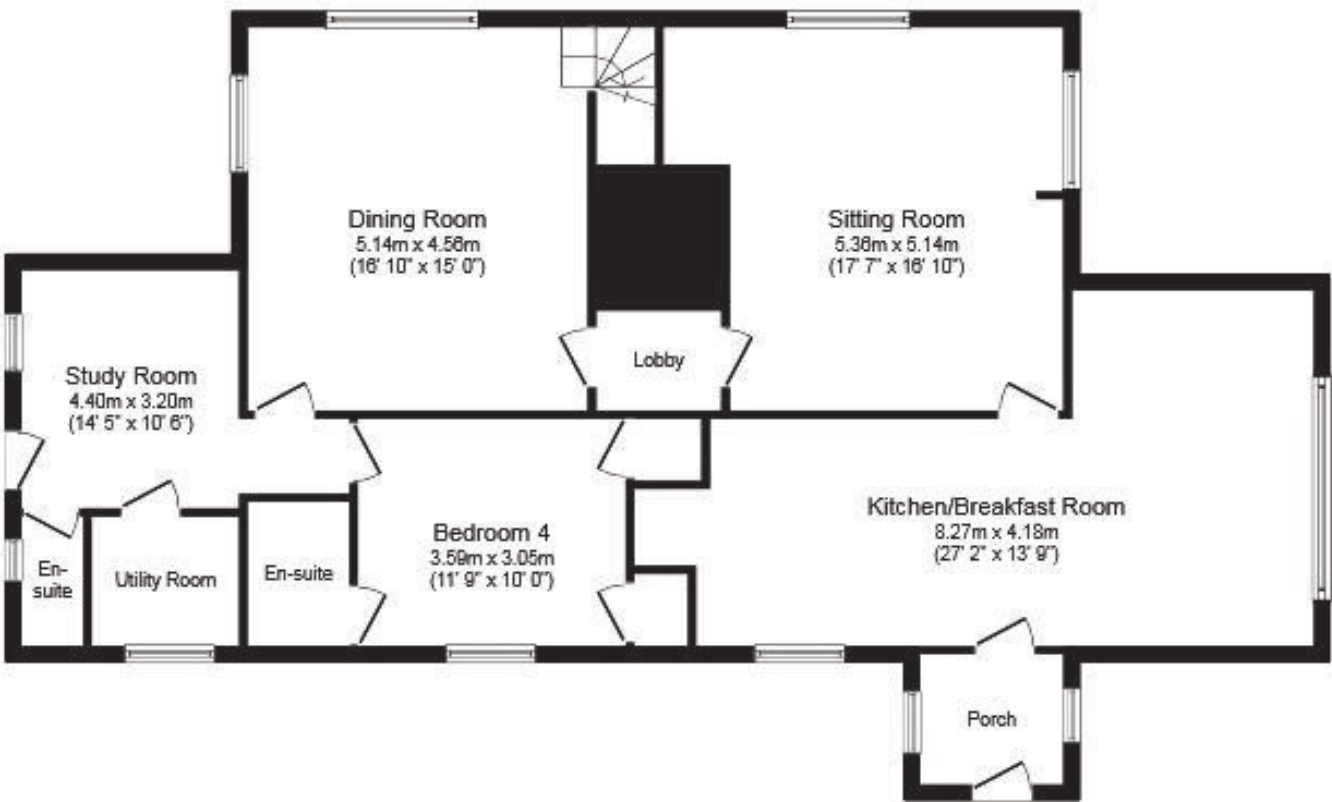


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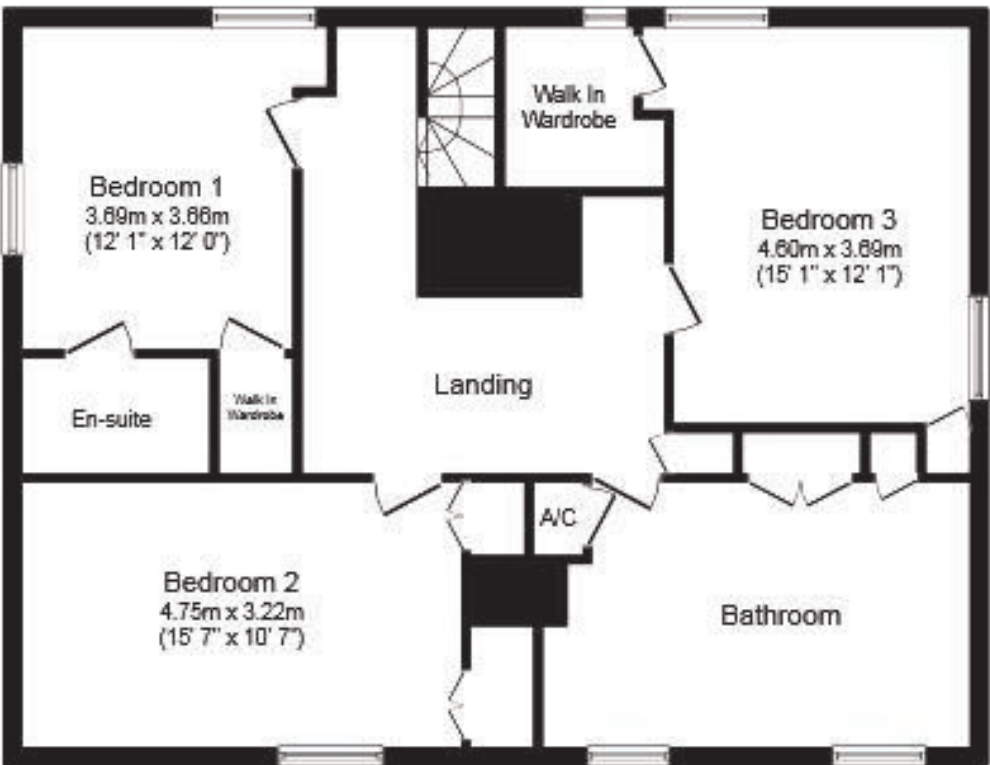


# Floor Plans

## Bartles Lodge - Ground Floor



## First Floor











## Directions

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From the A47 (west), continue past Dereham for approximately 3 miles before exiting onto the B1110 signposted N. Tuddenham. Take the Low Road East for approximately 2 miles. Turn left at the crossroads onto Blind Lane. Continue for approximately 1 mile before turning right onto Moor Lane. Continue onto Chruch Street and into the village of Elsing. Bartles Lodge is located on the right, the entrance is directly opposite Elsing church.

To find out more or book a viewing

# 01206 216 555

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