



**FOR SALE**

**Residential dwelling and Luxury Holiday Complex**

**Cottage Farm & Upthorpe Lodges, Stanton, Suffolk**

**SUMMARY**

3 Bedroom Cottage

1 Bed Self-Contained Annexe

4 Bespoke Holiday Lodges

Site Area of 1.6 acres

## IN BRIEF

- » An immaculately presented lifestyle property
- » Bespoke holiday complex with four luxury lodges
- » Three bedroom cottage with one bedroom self contained annexe
- » Situated close to the popular village of Stanton
- » Profitable business, potential for expansion (subject to planning)
- » Site extending to 1.6 acres

## LOCATION

The site is situated in the hamlet of Upthorpe, around 0.5 miles from the village of Stanton, with great transport links along the A143 between Bury St Edmunds, Diss and Thetford Forest, all less than 10 miles distant. Stanton boasts a strong community spirit and is served by a range of local amenities, including a primary school, nursery, church, pub, post office, newsagent, fish and chip shop, petrol station, and hair salon. Nearby road and rail links include the A14, A11 and trains from Stowmarket all provide easy access to Cambridge and London.

## UPTHORPE LODGES

The property was originally acquired by the current owners in 1992, with the first two lodges deigned and constructed in 2013. The units comprise four contemporary custom built lodges constructed in situ, with an open plan kitchen and living area, together with bedroom and shower room.

Each unit has its own private and secluded garden, with bifold doors leading to a large decking area and luxury Beachcomber hot tub. Oak, Cedar, Maple and Birch lodges each have everything visiting guests need including; WiFi, Smart tv, king size bed, and fully equipped kitchens. The lodges are accessed directly off the Upthorpe Road into a large gravel car park with ample parking.

## GARDENS & GROUNDS

The lodges have the benefit of formal gardens and landscaped grounds for guests to enjoy. There is a large car park with ample parking, together with an area of land at the rear of the site which may have the potential for further development, subject to planning. Situated next to the lodge car park is a Nissen Hut measuring approximately 9m x 5m currently used for storage of equipment and machinery.





### **COTTAGE FARM**

The dwelling is completely self-contained with separate access and car parking from the lodges. Upthorpe Cottage is a red brick three bedroom detached residence with a one bedroom annex to the rear which is currently operated as a holiday let. The current owners undertook a two-storey extension to the main cottage in 2005/06 and two of the original bedrooms merged to create a larger third bedroom. The annex has its own access and car parking with a long private garden leading to wider grounds.

The versatile accommodation is well presented and comprises three generous sized double bedrooms, together with a living room, dining room and family room, with an enclosed patio area on the western elevation and a south facing garden.

### **BOOKINGS**

The bookings are currently managed by the owners with a combination of direct bookings, repeat business (approaching 50%) and advertising through platforms including Airbnb. Bookings are usually subject to a 3-night minimum stay.

### **INCOME & EXPENDITURE**

Detailed profit and loss accounts for the business are available to interested parties after viewing.

### **SERVICES**

The property is connected to mains electricity and mains water with separate supply for the lodges. Cedar and Oak lodges benefit from solar panels.

Private drainage to a sewage treatment tank. The dwelling benefits from oil fired central heating. Mains gas is available at the roadside but not currently connected to the property.

### **AGENTS' NOTES**

#### **Tenure & Possession**

The property is offered for sale freehold as a whole with vacant possession on completion.

#### **Fixtures & Fittings**

The sale includes the commercial fixtures and fittings within the lodges. Purchasers must satisfy themselves as to the quality of the units and any fixtures and fittings 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 these particulars or not.

### **Consumer Regulations**

We have taken steps to comply with regulations, which require both the seller and their agent to disclose anything, within their knowledge, that would affect the transactional decision of the consumer.

### **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.

### **Viewing**

Viewing is strictly through appointment with Fenn Wright.

### **Important Notice**

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### **WEBSITE**

[upthorpelodges.co.uk](http://upthorpelodges.co.uk)

### **LOCAL AUTHORITY**

West Suffolk District Council

### **RATES**

Council Tax Band - Band D

Rates Payable 2026/27- £2,330

Current Rateable Value - £5,200

Business Rates Payable - £Nil

### **ENERGY PERFORMANCE**

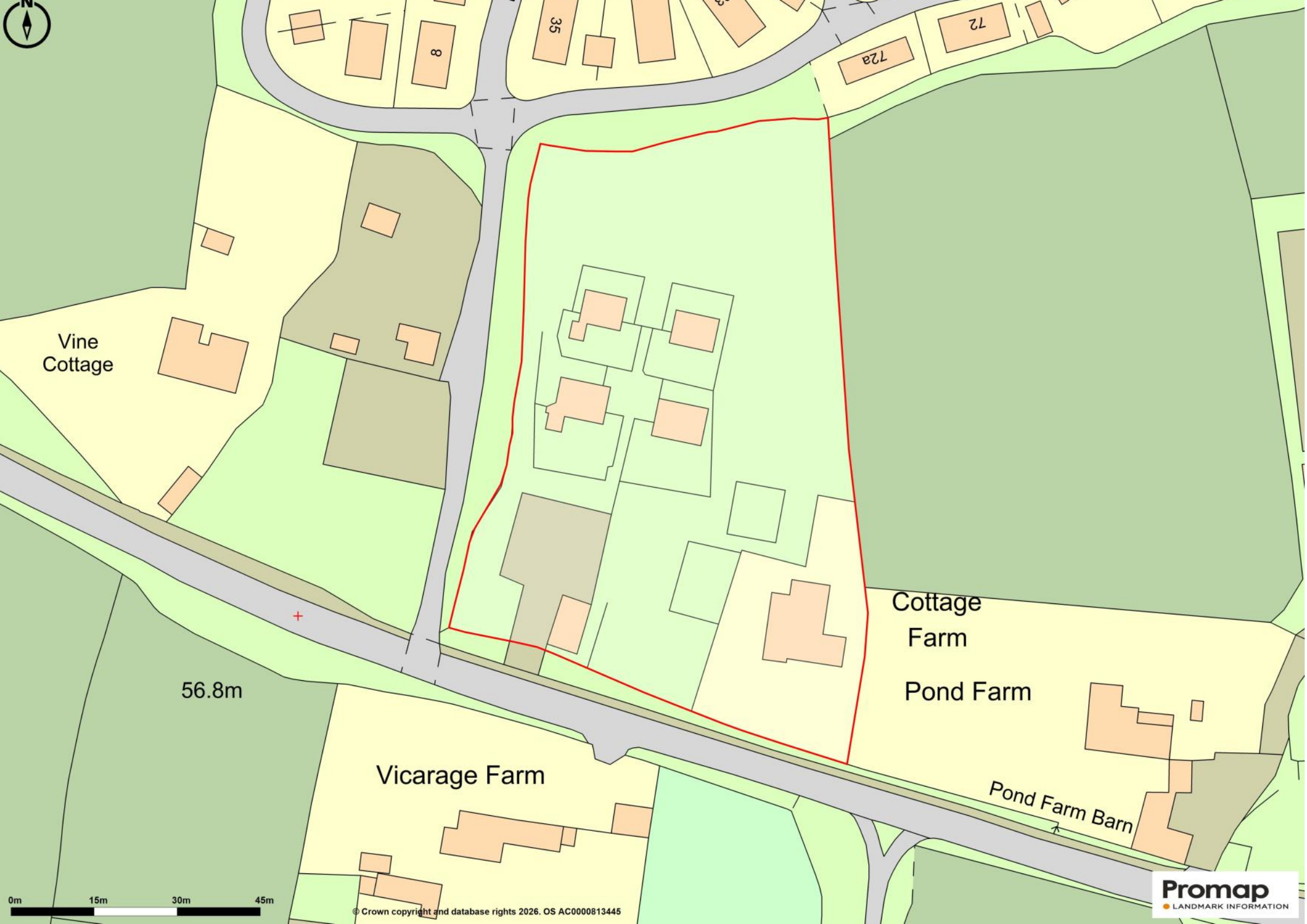
Cottage Farm - EPC D

### **DIRECTIONS**

Available from the agent prior to viewing.

Postcode: IP31 2AP





Vine  
Cottage

56.8m

Vicarage Farm

Cottage  
Farm

Pond Farm

Pond Farm Barn

0m 15m 30m 45m

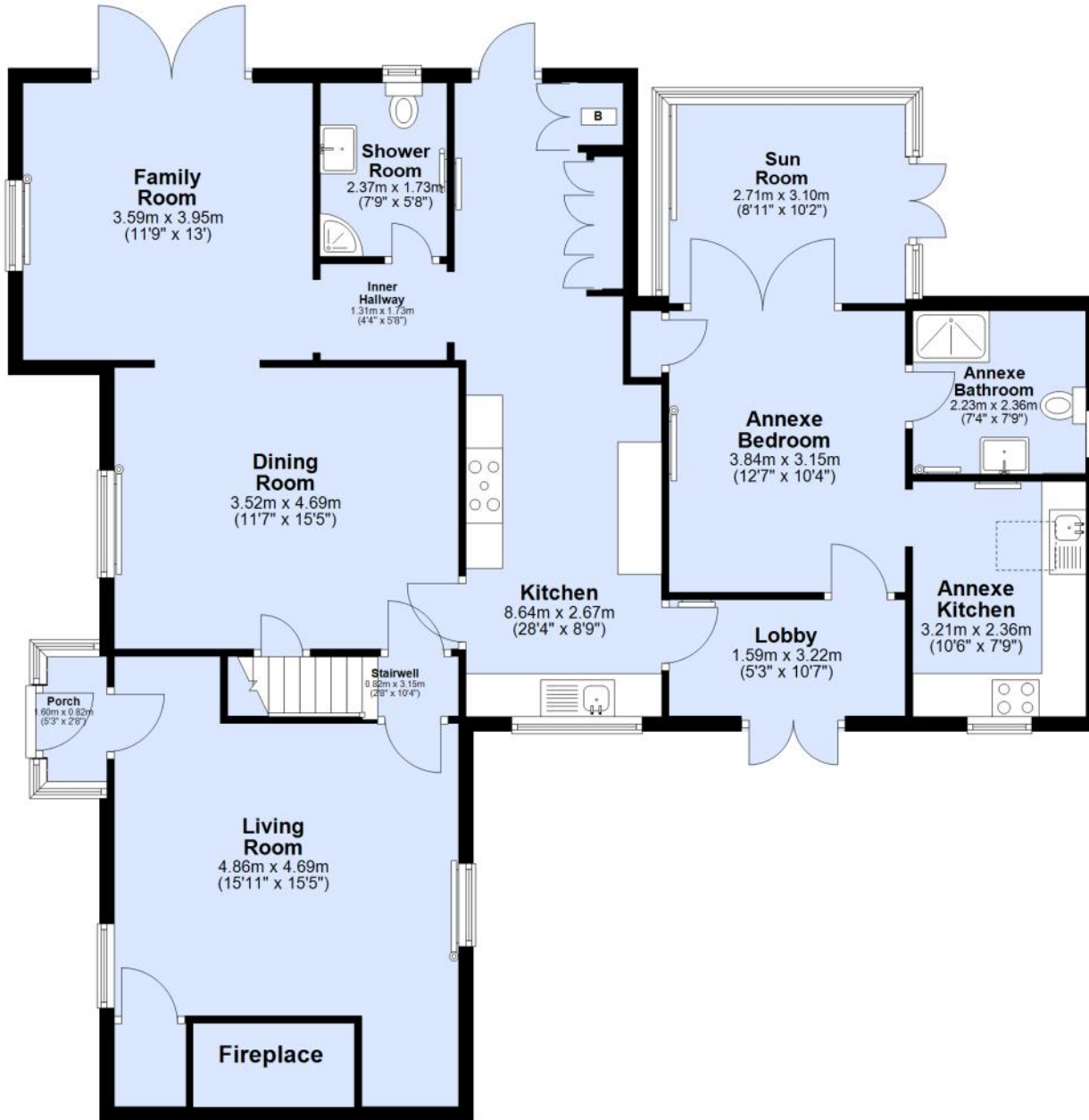
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**Promap**  
LANDMARK INFORMATION



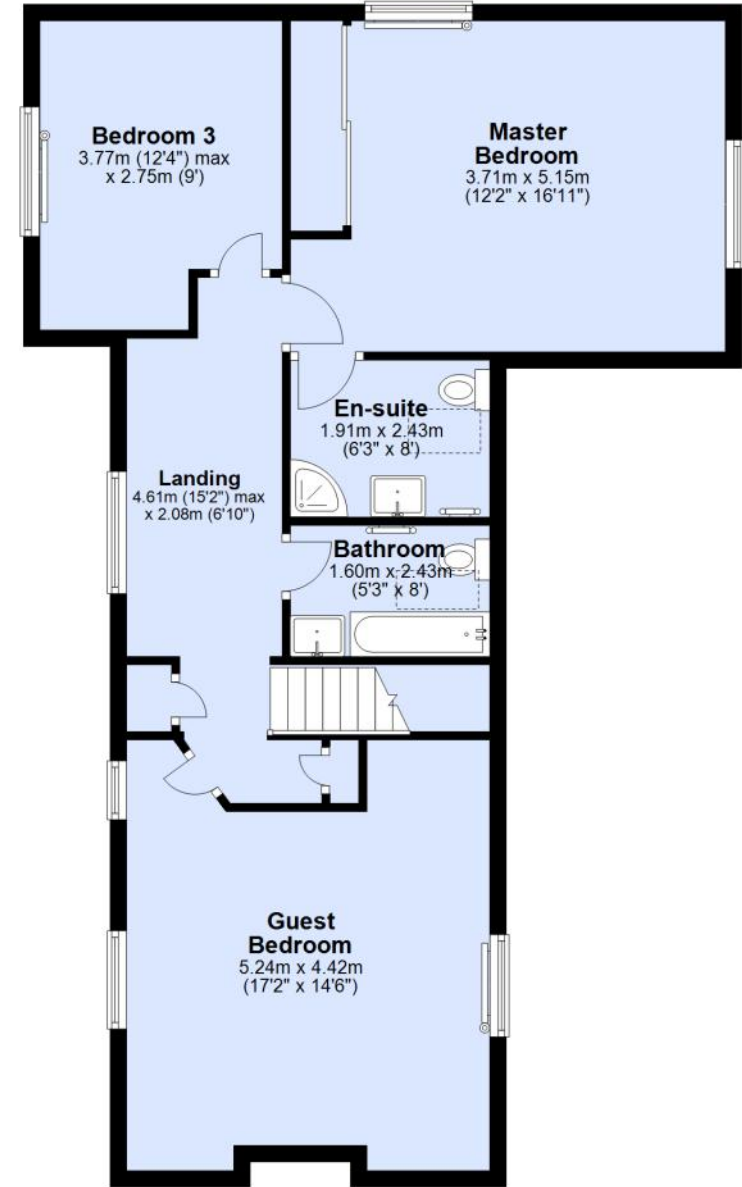
## Ground Floor

Approx. 115.6 sq. metres (1244.0 sq. feet)  
(excluding Annexe Bedroom)



## First Floor

Approx. 74.2 sq. metres (798.5 sq. feet)



Total area: approx. 189.8 sq. metres (2042.5 sq. feet)



VIEWINGS STRICTLY BY APPOINTMENT  
VIA SOLE SELLING AGENTS:

## Fenn Wright Water & Leisure

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