Flick & Son
Coast and Country

# Wenhaston, Suffolk

## Guide Price £170,000

- SITE OPEN 12 MONTHS A YEAR
- CLOSE TO SOUTHWOLD
- NO AGE RESTRICTIONS
- TWO DOUBLE BEDROOMS
- OPEN PLAN LIVING/DINING AREA
- HOT TUB ON DECKING

23A New Market, Beccles, Suffolk, NR34 9HD
01502 442889
www.flickandson.co.uk

# Lodge 3, Blackheath Road, Wenhaston

Situated within Heathside Holiday Park on Blackheath Road, Wenhaston offers a peaceful countryside setting in the heart of Suffolk. Surrounded by attractive rural scenery, the location provides a tranquil retreat while remaining within easy reach of the stunning Suffolk Heritage Coast, including the popular coastal destinations of Southwold and Walberswick. The village of Wenhaston offers a selection of local amenities, including shops, a village pub and community facilities, while nearby towns provide further shopping, dining and leisure opportunities. With its combination of countryside, coastal access and local amenities, this is an appealing location for those looking to enjoy the best of Suffolk.

2 2 1

Council Tax Band:

## DESCRIPTION

Set against beautiful views across the surrounding fields, this luxurious solid log lodge provides a spacious and comfortable countryside retreat for families or couples looking to escape to the Suffolk coast and Broads. Inside, the lodge features a bright and welcoming open-plan living, kitchen and dining area, creating the perfect space to relax and spend time together. The living area includes a TV/DVD player, while the well-equipped kitchen and dining space provide everything you need for enjoyable meals during your stay. The lodge has two comfortable bedrooms, including a master king-size double bedroom with TV/DVD and its own en suite bathroom with overhead shower. There is also a further double bedroom, making this lodge an ideal choice for families or couples looking for a relaxing countryside getaway. A separate family bathroom with overhead shower provides additional convenience. French doors open directly from the living area onto the decking, where guests can enjoy the peaceful countryside setting. The outdoor space features garden furniture and a private outdoor hot tub, offering the perfect place to unwind and enjoy the views across the fields. With its beautiful solid-log construction, generous living space, two bedrooms and private hot tub, this lodge combines the charm of a countryside escape with all the comforts needed for a relaxing and memorable stay.

## INFORMATION

Nestled within 10 acres of tranquil countryside, Heathside Lodges offers a peaceful and luxurious escape in a stunning secluded setting, perfectly placed for exploring the beautiful Suffolk coast and the nearby Broads. As part of the Evermore Lodge Holidays Collection, this welcoming, family-run retreat combines the charm of the great outdoors with the comfort and style of a luxury lodge holiday. Surrounded by nature, the site is criss-crossed with beautiful nature trails, making it an ideal base for leisurely walks, cycling adventures and discovering the picturesque local countryside. After a day of exploring, guests can unwind in the comfort of their lodge, with private hot tubs providing the perfect place to relax and enjoy the peaceful surroundings. Each lodge has been thoughtfully designed with a chic blend of space, style and comfort, creating a relaxing home-from-home for couples and families alike. Free Wi-Fi is available throughout the lodges, with a router strategically positioned in each accommodation to provide an excellent signal. There is plenty to keep the whole family entertained on site, including a quality outdoor adventure playground and a range of outdoor games and activities. Guests can enjoy football, badminton, table tennis and basketball, making it easy to stay active and have fun whatever the weather. For those looking to enjoy a relaxed evening together, family barbecues are a must. The on-site shop and off-licence is open every day and offers a selection of fresh local produce, meats, vegetables, food and drink, making it easy to pick up everything you need for a delicious meal without leaving the site. A convenient launderette is also available for guests. When it's time to venture further afield, a village pub serving food is just a five-minute stroll away. The beautiful Suffolk coastline is also within easy reach, with the much-loved seaside destinations of Southwold, Aldeburgh and Walberswick offering a wonderful mix of traditional seaside charm, independent shops, scenic walks, beaches and sophisticated dining. Whether you're looking for a peaceful countryside retreat, a fun-filled family break or a luxurious base from which to explore Suffolk, Heathside Lodges offers the perfect combination of nature, comfort, adventure and relaxation.

## SITE FEES & RESTRICTIONS

£5,000+VAT PER ANNUM SITE FEE
Maximum of two dogs allowed
Electric Heating System
No Age Restrictions

VIEWING ARRANGEMENTS

Please contact Flick & Son, 23A, New Market, Beccles, NR34 9HD for an appointment to view. REF:
Email: beccles@flickandson.co.uk
Tel: 01502 442889

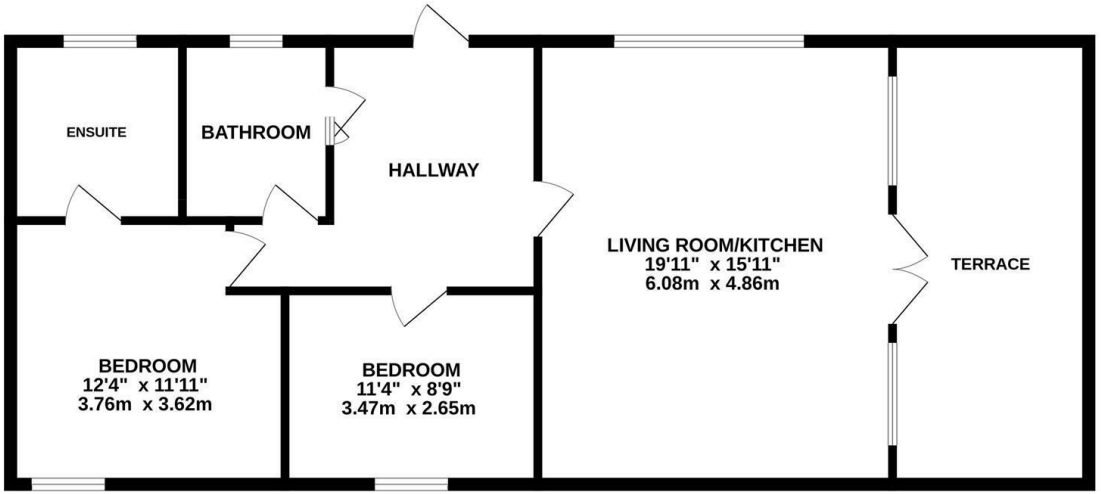
FIXTURES & FITTINGS

No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in the sale. These particulars do not constitute any part of any offer or contract. They are issued in good faith but do not constitute representations of fact and should be independently checked by or on behalf of prospective purchasers or tenants and are furnished on the express understanding that neither the agents nor the vendor are or will become liable in respect of their contents. The vendor does not hereby make or give nor do Messrs Flick & Son nor does any Director or employee of Messrs Flick & Son have any authority to make or give any representation or warranty whatsoever, as regards the property or otherwise.

ANTI-MONEY LAUNDERING (AML) AND ID CHECKS

Under current legislation, estate agents are required to verify buyers' identities and establish the source of funding for all transactions. Upon acceptance of your offer and before we instruct solicitors to proceed with your purchase, we will carry out the necessary checks for which you will be charged £30 inclusive of VAT per applicant

GROUND FLOOR
967 sq.ft. (89.9 sq.m.) approx.




TOTAL FLOOR AREA : 967 sq.ft. (89.9 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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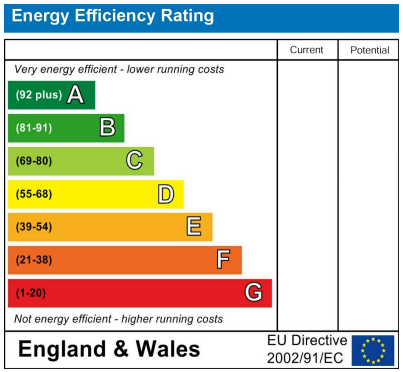
## Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to My Mortgage Planner for financial services, Fairweather Law, Stamford Legal or Juno Property Lawyers Ltd for conveyancing and MS Surveys for property surveys. It is the clients decision whether to use these services however if the decision is made to proceed with these services, it should be known that Flick & Son will receive a referral fee of £299 for My Mortgage Planner, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal, £250 fee for Juno Property Lawyers Ltd and £50 referral fee for MS Surveys.

## Floorplans

These plans are for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party.




## Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at www.epcregister.com