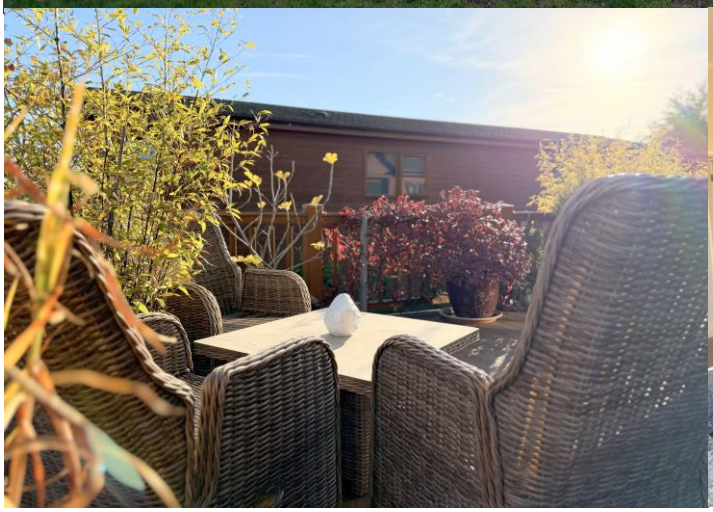
Thorpe Road, Weeley
CO16 9JN
£125,000

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- **TWO DOUBLE BEDROOM IMMACULATE LUXURY LODGE**
- **SPACIOUS OPEN PLAN LOUNGE/DINER WITH LOTS OF NATURAL LIGHT**
- **EN-SUITE SHOWER-ROOM TO PRINCIPAL BEDROOM**
- **FULLY FITTED KITCHEN**
- **SHOWER ROOM**
- **PARKING FOR TWO CARS**
- **COUNTRYSIDE SETTING & BEAUTIFULLY MAINTAINED GROUINDS WITH A FISHING LAKE**
- **WRAP AROUND BALCONY**
- **(OVER 50's) SITE OPEN 11 MONTHS OF THE YEAR - 2026 SITE FEES PAID**
- **ON SITE CAFE AND A STOCKED BUDGENS SHOP/TRAIN STATION A COUPLE OF MINUTES DRIVE**

IMMACULATE LUXURY LODGE SET IN BEAUTIFUL GROUNDS COMPLETE WITH A PRIVATE FISHING LAKE

42ft double lodge with two double bedrooms (one with En-suite), spacious lounge/diner with plenty of natural light flooding in, fully fitted cream contemporary kitchen with fitted appliances, and a family bathroom.

Outside you have parking for two cars as well as wrap around decking to enjoy the summer evenings. The lodge is situated on the idyllic, peaceful and beautifully maintained site of Homestead Lake.

You will find plenty of countryside walks, a friendly welcome and a home from home feel at this site which is open 11 months of the year.

The site is ideally placed with a cafe on site, local fully stocked Budgens store within an easy stroll and Weeley Train Station just a few minutes drive.

FEES PAID UNTIL 2027 - LUXURY LODGE LIVING AT ITS FINEST

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The accommodation with approximate room sizes are as follows:

AGENT'S NOTES

The site is open 11 months of the year - February closure.

Site fees have been paid for 2026 - Fees for 2027 TBC

Services: Calor gas direct from site and metered independently.

Fishing rights to the well stocked Carp Lake.

Secure barrier entrance system.

On site Cafe.

For further information please contact us on 01206 302288





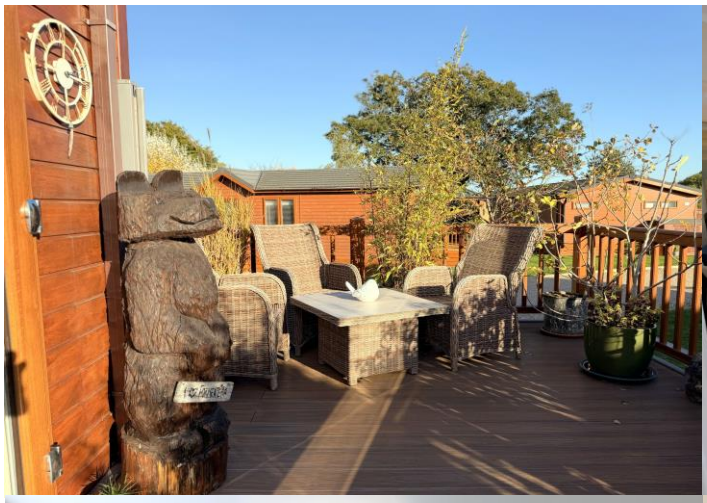




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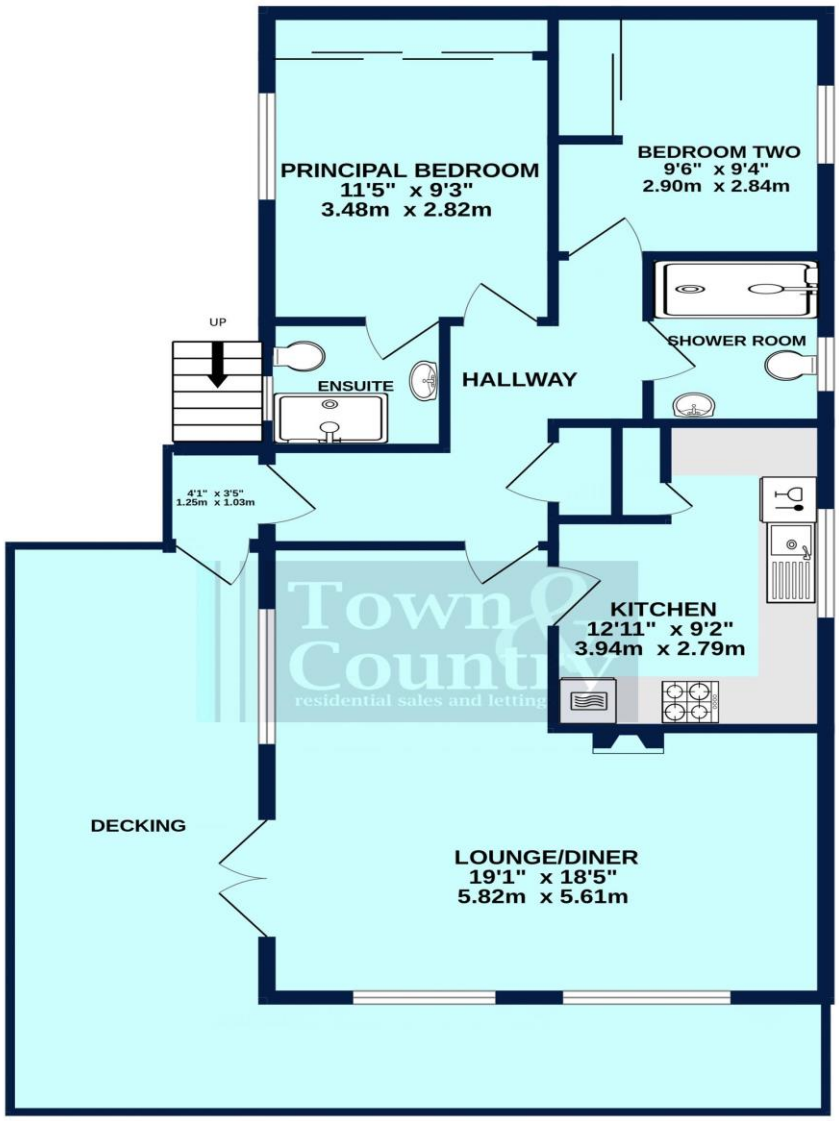






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799 sq.ft. (74.2 sq.m.) approx.



HOMESTEAD LAKE

TOTAL FLOOR AREA : 799 sq.ft. (74.2 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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Property Misdescription Act 1991: The Agent has not tested any apparatus, equipment, fixture, fittings or services and does not verify they are in working order, fit for their purpose, or within ownership of the sellers, or within the lessors interest therefore the buyer or ingoing tenant must assume the information given is incorrect. All sizes are approx. and should not be relied on. Buyers/ tenants should satisfy themselves of dimensions when ordering inward fixtures and fittings. Neither has the agent checked the legal documentation to verify legal status of the property, or any neighbourhood planning that is pending, current or proposed for the future. A buyer or ingoing tenant must assume the information is incorrect until it has been verified by their own solicitors. Nothing concerning the type of construction, condition of the structure or its surroundings is to be implied from the photograph, artist's impression or plans of the property.

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