



## Residential Portfolio in PE34

Holme Road, King's Lynn, King's Lynn,  
Norfolk, PE34 3PX

**£60,000** Starting Bid

Tenure

**Leasehold**

## Property features

- ✓ SITUATED ON WOODLAKES PARK
- ✓ SET IN 66 ACRES OF LANDSCAPE, WITH FIVE FISHING LAKES
- ✓ COSY TRADITIONAL STYLE LODGE WITH GREAT INVESTMENT POTENTIAL (CONTACT US FOR
- ✓ RURAL BUT ACCESSIBLE LOCATION
- ✓ MODERN KITCHEN LIVING AREA

## Description

For sale via secure sale online bidding - terms and conditions apply.

Priced to sell we welcome to this charming holiday chalet located in the picturesque Woodlakes Park. Nestled within an expansive 66 acres of verdant landscape, this delightful retreat is surrounded by five serene fishing lakes, making it an ideal getaway for nature lovers and those seeking tranquillity. The chalet features a well-appointed reception room that serves as a perfect space for relaxation and entertainment. With two inviting bedrooms, it comfortably accommodates family and friends, ensuring a warm and welcoming atmosphere. The modern kitchen and living area are designed with both style and functionality in mind, allowing for easy meal preparation and social gatherings. High-quality laminate flooring flows seamlessly throughout the chalet, enhancing its contemporary feel while complementing the traditional style of the holiday lodge. This unique blend of modern amenities and classic charm creates a cosy environment that is perfect for unwinding after a day of exploring the beautiful surroundings. As an added bonus, this property presents a fantastic investment opportunity, with an impressive income of £19,079 received from April to the end of December 2025. Whether you are looking for a personal retreat or a lucrative investment, this holiday chalet in Woodlakes Park is a remarkable choice that promises both comfort and potential. Don't miss the chance to own a piece of this idyllic landscape.

TRADITIONAL COSY LODGE WITH TWO BEDROOMS AND WOODLAND VIEWS. SITUATED IN A QUIET AND RURAL LOCATION

We are also offering for sale another lodge on this site, please enquire with us if you are interested in purchasing both.

Please note we have not inspected this property.

Price: Starting Bid £60,000

Property Type: Residential Portfolio

Business Type: B & B's

Parking: None

## Location

Located in the picturesque Woodlakes Park. Nestled within an expansive 66 acres of verdant landscape, this delightful retreat is surrounded by five serene fishing lakes, making it an ideal getaway for nature lovers and those seeking tranquillity

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## Accommodation

Kitchen Living Area - 7.37m x 3.45m (24'02 x 11'04) -

Bedroom One - 3.45m x 2.13m (11'04 x 7'00) -

Bedroom Two - 2.34m x 1.70m (7'08 x 5'07) -

Shower Room - 2.16m x 1.65m (7'01 x 5'05) -

Important Information - MEASUREMENTS: All measurements quoted are approximate.

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## Tenure

Long leasehold, title number NK533097. 250 years from September 2023.

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## EPC

As the property measures less than 50sqm, it is exempt from an EPC.

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## Additional Information

For further information please contact our office directly on 0191 737 1154, or alternatively via email on [commercial@pattinson.co.uk](mailto:commercial@pattinson.co.uk). With regards to viewing subject property, this is to be done strictly by appointment.

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## Fixtures & Fittings

Included with the sale are all of the fixtures, fittings, furniture and contents on the property.



Holme Road, King's Lynn, King's Lynn, Norfolk, PE34 3PX

Contact your local branch today for more information on this property:

**126A Trinity Street, Huddersfield, West Yorkshire, HD1 4DT, Tel: 01484 506211,  
admin@yellowbrickroadestateagents.co.uk, www.ybrea.co.uk**

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