



Swan Lodge, Old Church Road, Langmere Lakes

£230,000

Swan Lodge, Old Church Road

Langmere Lakes, Norwich

Swan Lodge is a stunning holiday home offering up to ten months of occupancy each year, ideal for private enjoyment or a profitable rental opportunity. Set within the 20-acre Langmere Lakes park, the lodge combines modern luxury with picturesque surroundings, including a private front veranda perfect for relaxing. Inside, the open-plan living space features vaulted ceilings, large windows, wood flooring and a stylish kitchen with integrated appliances. The lodge offers three spacious double bedrooms, including a master suite with an en-suite, and a sleek family bathroom, while outside, landscaped wraparound lawns and a tandem shingle driveway complete this exceptional property.

Location

Langmere Lakes Lodges is perfectly located in the heart of Norfolk's countryside, offering the ideal balance of rural and easy access to nearby attractions. Just a short drive away, the vibrant city of Norwich invites visitors to explore its historic cathedral, bustling markets, and eclectic shopping and dining options.

For those seeking fresh air and open spaces, the Norfolk Broads and beautiful coastline are both within a 30-minute drive, promising scenic walks and unforgettable views. With peaceful surroundings and a welcoming atmosphere, Langmere Lakes Lodges provides an excellent base for families, couples, and friends to unwind while discovering the best of Norfolk.





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Old Church Road

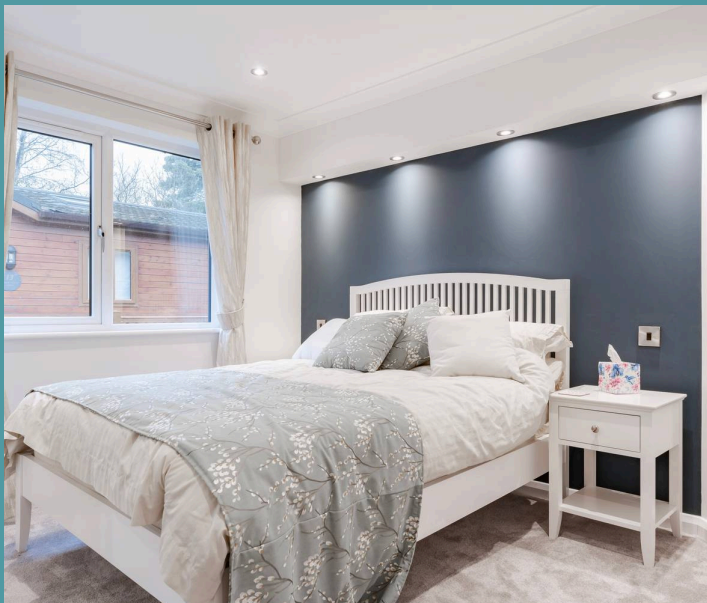
Enjoy up to ten months of occupancy with this versatile leasehold holiday lodge at Langmere Lakes, offering the flexibility of private use or potential as a lucrative letting opportunity.

The property features a private veranda at the front, providing the perfect spot to unwind and take in the natural beauty of the surroundings.

Set within a sprawling 20-acre park, Langmere Lakes is home to five beautifully maintained fishing lakes, providing an escape for nature lovers and anglers alike.

These lakes have gained recognition for their quiet ambiance and for housing some of the strongest and most challenging fish found in the Anglian region, and possibly the UK. The park features a main lake and four smaller lakes, collectively spanning about seven acres of water.

Each lake is teeming with coarse fish, with four boasting carp over 20lbs. The island lake, located nearest to the cabins, is perfect for younger anglers, offering an abundance of roach, rudd, tench, perch, and smaller carp, along with a few carp reaching double figures.





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The open-plan living area features vaulted ceilings, wood flooring and expansive windows, filling the space with natural light and providing uninterrupted views of the lake. A stylish fitted kitchen includes integrated appliances such as a gas hob, double electric oven, fridge, freezer and dishwasher, ensuring modern convenience with no updates required.

The lodge offers three generously sized double bedrooms, including a primary suite with dual-aspect windows and a sleek, fully tiled en-suite shower room. A second double bedroom and a third, equally spacious, are complemented by a well-appointed family bathroom with a shower over the bath.

Thoughtfully designed with comfort in mind, the lodge also features ample storage, quality carpeting, and a seamless modern aesthetic throughout. Outside, lawned gardens wrap around the property, while a tandem shingle driveway provides ample parking for residents and guests alike.

Agents Note

Sold Leasehold

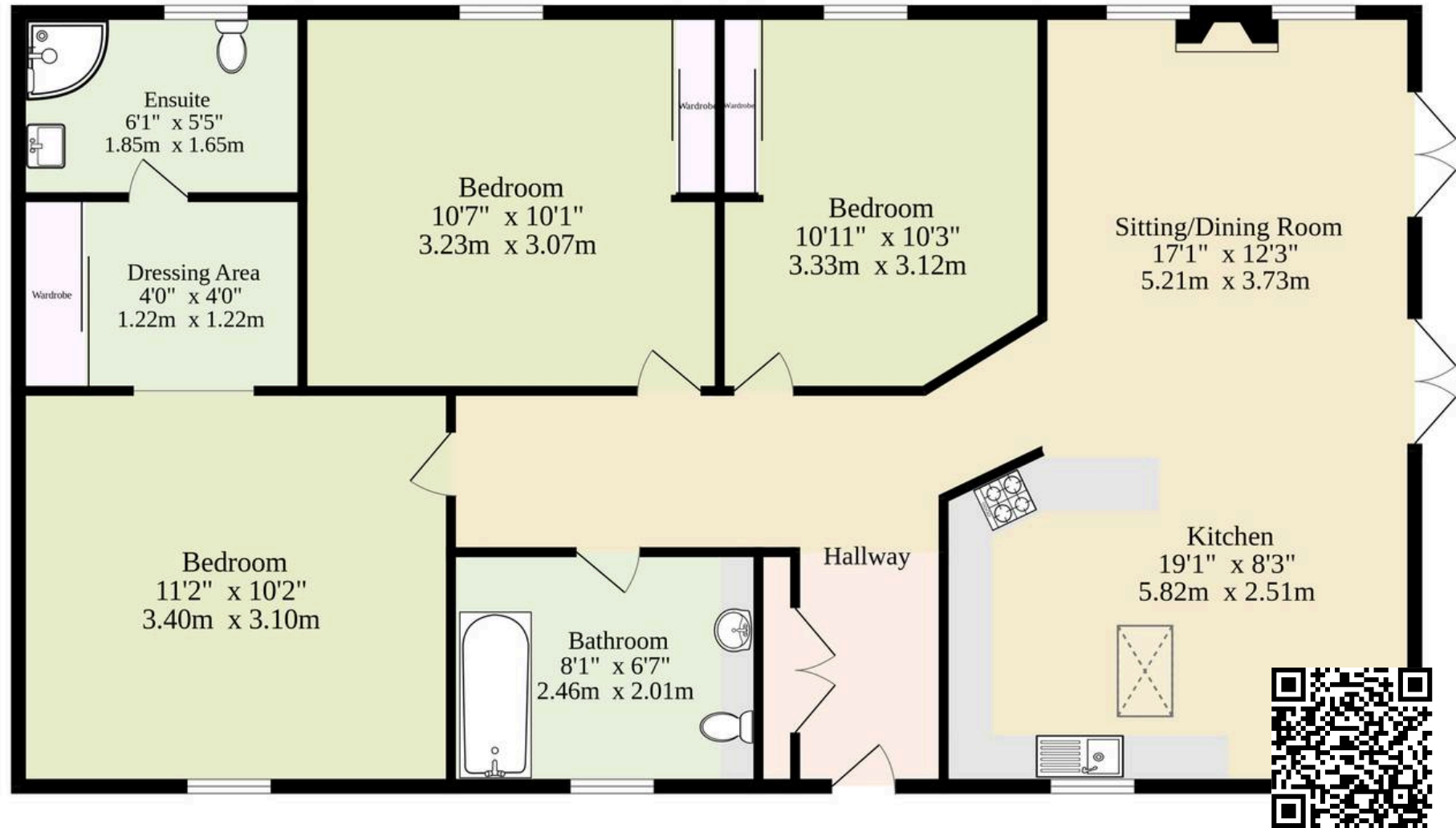
Ground Rent:£5,000 including maintenance charges

The lodge cannot be used as a permanent residence, and the site is closed from November 15th to December 15th and from January 15th to February 15th each year.



Ground Floor

937 sq.ft. (87.1 sq.m.) approx.



TOTAL FLOOR AREA : 937 sq.ft. (87.1 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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