



Bittern Lodge, Old Church Road, Langmere Lakes
£210,000

Bittern Lodge, Old Church Road

Langmere Lakes, Norwich

Bittern Lodge at Langmere Lakes offers a flexible holiday retreat with up to ten months of occupancy, ideal for private enjoyment or as a lucrative rental opportunity. Nestled within a 20-acre park, it is surrounded by five scenic fishing lakes, perfect for nature lovers and anglers alike. Inside, the lodge boasts an open-plan living area with vaulted ceilings, a kitchen with integrated appliances, and three spacious double bedrooms, including a primary suite with en-suite facilities. Outside, well-maintained gardens and ample parking complete this thoughtfully designed, contemporary 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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Langmere Lakes

This adaptable leasehold holiday lodge at Langmere Lakes offers up to ten months of occupancy, giving you the option for private use or the potential to generate income through rentals. The property boasts a private veranda at the front, perfect for relaxing while soaking in the picturesque natural surroundings.

Located within a vast 20-acre park, Langmere Lakes features five pristine fishing lakes, providing a perfect haven for both nature enthusiasts and those that love to fish. These lakes are renowned for their serene atmosphere and are home to some of the most formidable and rewarding fish species in the Anglian region, with some of the UK's most impressive catches. The park encompasses a main lake and four smaller lakes, together covering approximately seven acres of water.

Inside, the open-plan living area features vaulted ceilings, wood flooring, and large windows that flood the space with natural light, offering magnificent views over the lake. The fitted kitchen is equipped with modern integrated appliances, including a gas hob, double electric oven, fridge, freezer, and dishwasher—ensuring effortless convenience with no further upgrades needed.





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The lodge includes three spacious double bedrooms, with the primary suite benefiting from dual-aspect windows and a stylish, fully tiled en-suite shower room. A second and third double bedroom are complemented by a well-appointed family bathroom with a shower over the bath.

Designed with both comfort and practicality in mind, the lodge also offers ample storage, premium carpeting, and a streamlined modern style throughout. The exterior features lawned gardens that surround the property, while a tandem shingle driveway provides generous parking for residents and guests.

Agents Note

Sold Leasehold

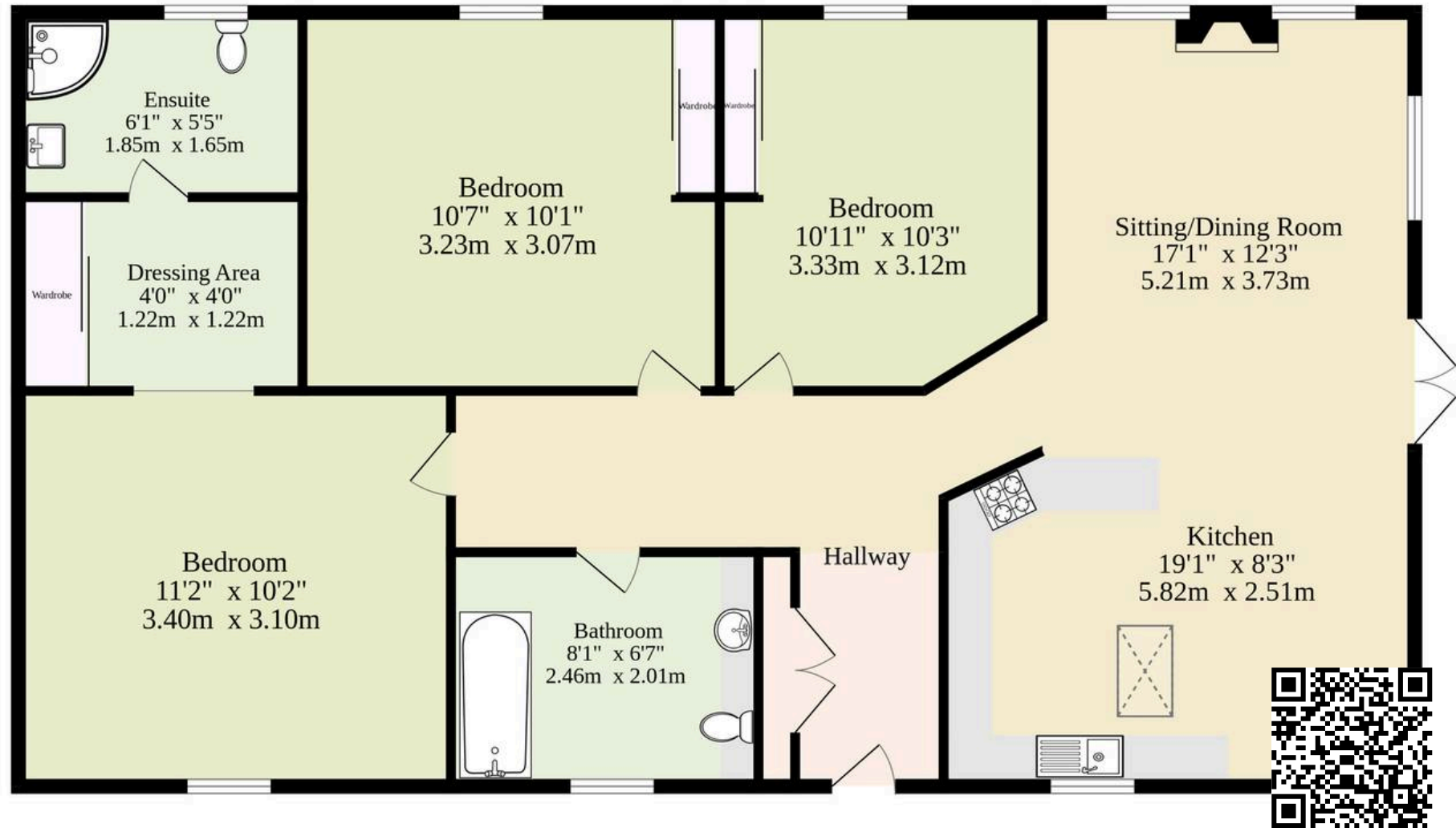
Ground Rent:£5,000 including maintenance charges

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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