



## Residential Portfolio in PE34

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

**£60,000** Starting Bid

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ JACUZZI BATH, SAUNA AND PRIVATE DECKING
- ✓ SITUATED ON WOODLAKES SITE
- ✓ MODERN PRESENTATION
- ✓ HOLIDAY LODGE WITH GREAT INVESTMENT POTENTIAL (CONTACT US FOR INCOME)
- ✓ RURAL LOCATION, HOST OF OUTDOOR AND WELLNESS

## Description

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

Priced to sell we welcome this beautiful chalet nestled within the serene surroundings of Woodlakes Park, this delightful holiday chalet on Woodlands Park offers a perfect retreat for those seeking tranquillity and natural beauty. The lodge boasts a spacious and light-filled interior, featuring a welcoming reception room that invites relaxation and comfort. With two well-appointed bedrooms, this chalet is ideal for small families or couples looking to escape the hustle and bustle of everyday life. The fully fitted kitchen is equipped with a gas hob and integrated appliances, making it a joy to prepare meals. The high-end shower room adds a touch of luxury, ensuring a refreshing experience after a day of exploring the stunning woodland views that envelop the property. Step outside to discover your own private decking and garden, perfect for enjoying the fresh air and picturesque surroundings. The addition of a private hot tub and a generous sauna enhances the appeal, providing an excellent opportunity for unwinding in style. Set within 66 acres of lush landscape, the chalet is surrounded by five fishing lakes, popular restaurants, woodland and walks, making it a haven for nature lovers and outdoor enthusiasts. Despite its rural charm, the location remains highly accessible, allowing for easy exploration of the local area. This holiday let presents a unique opportunity to own a slice of paradise in a sought-after woodland park, ideal for creating cherished memories or as an adventurous investment. Don't miss the chance to experience the beauty and serenity that this property has to offer. 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.

UNIQUE GETAWAY HOLIDAY HOME IN RURAL LOCATION WITH TWO BEDROOMS, HOT TUB AND SAUNA

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: Allocated

## 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.

---

## Accommodation

Kitchen Living Area - 8.10m x 3.73m (26'07 x 12'03) -

Bedroom One - 3.25m x 2.46m (10'08 x 8'01) -

Bedroom Two - 2.69m x 1.93m (8'10 x 6'04) -

Shower Room - 2.36m x 1.19m (7'09 x 3'11) -

Important Information - MEASUREMENTS: All measurements quoted are approximate.

---

## Tenure

Long leasehold, title number NK534289. 250 years from January 2024.

---

## EPC

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

---

## 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.

---

## 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:  
**G&T Properties Dudley Road, Brierley Hill, West Midlands, DY5 1HA,**  
**<https://www.gandtproperties.co.uk/>**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

