



41 Pentney Lakes Common Road, Pentney

King's Lynn



Minors & Brady

41 Pentney Lakes Common Road

Hidden within the tranquil 275-acre haven of Pentney Lakes, this beautifully presented detached lodge offers a rare opportunity to embrace lakeside living at its finest. Surrounded by shimmering waters and ancient woodland, it provides a serene escape for those seeking peace and privacy. The lodge itself is spacious and stylish, with an open-plan living area, modern kitchen, and three inviting bedrooms including a luxurious en-suite to the master. Outside, the wrap-around gardens and generous plot create a wonderful setting for entertaining or simply soaking up the natural beauty. Residents can enjoy a wealth of on-site amenities, from fishing and water sports to scenic trails perfect for walking or cycling. The Parkside Bar and Café offers a welcoming spot to relax after a day outdoors, while the children's play area adds family appeal. Just a short drive away lies the historic market town of King's Lynn, blending countryside charm with urban convenience. This is more than a home, it's a lifestyle defined by tranquility, nature, and effortless leisure.

- Stunning detached three-bedroom lodge in the heart of Pentney Lakes
- Set within a peaceful 275-acre estate surrounded by lakes and woodland
- Spacious open-plan lounge and dining area with feature log burner
- Modern, fully fitted kitchen with ample storage and workspace
- Master bedroom with stylish en-suite shower room
- Beautiful wrap-around gardens offering space and privacy
- Ample parking for several vehicles
- Access to on-site facilities including fishing, water sports, and scenic walks
- Parkside Bar and Café plus children's play area within the development





M&B

41 Pentney Lakes Common Road

The Location

Set within Pentney Lakes estate in Norfolk, Pentney Lakes, Common Road offers a truly idyllic escape for nature lovers and outdoor enthusiasts alike. Framed by a picturesque network of lakes, woodlands, and nature trails, this peaceful location is a haven for wildlife and the perfect backdrop for walking, cycling, birdwatching, or simply unwinding amidst the beauty of the Norfolk countryside.

The estate is renowned for its outstanding leisure facilities, with opportunities for fishing, paddleboarding, water skiing, wakeboarding, and open-water swimming, making it ideal for both adventure seekers and those looking to relax by the water's edge. For socialising and refreshments, the Parkside Bar and Café provides a welcoming spot to enjoy a meal or drink, while a children's play park adds family-friendly appeal for younger visitors.

Beyond the estate, the nearby village of Pentney exudes traditional Norfolk charm, featuring scenic countryside walks, a historic abbey site, and a warm, community atmosphere. A short drive brings you to the bustling market town of King's Lynn, where you'll find an excellent range of shops, restaurants, supermarkets, leisure centres, and cultural attractions, along with convenient rail links to Cambridge and London.

For days out, the North Norfolk coast and its stunning beaches, including Hunstanton and Brancaster, are within easy reach, as are the Sandringham Estate and Thetford Forest, offering endless options for recreation and exploration.

Whether you're searching for a peaceful retreat, a holiday home, or simply a place to enjoy the best of Norfolk's natural beauty, Pentney Lakes combines countryside tranquility with superb amenities and accessibility, creating an unmatched lifestyle destination.



41 Pentney Lakes Common Road

Pentney, King's Lynn

Pentney Lakes, Common Road, Pentney

Placed in the peaceful and picturesque setting of Pentney Lakes, this charming detached three-bedroom lodge offers the perfect blend of space, comfort, and countryside charm.

Set on a generous plot with beautiful wrap-around gardens, this home provides a wonderful sense of privacy.

Inside, the property features a bright and spacious open-plan lounge and dining area, designed with relaxation and entertaining in mind. Large double doors open out onto the garden, flooding the room with natural light, while a cosy log burner adds warmth and character for the cooler months.

The modern kitchen is well-appointed with a range of fitted units and space for appliances, offering both practicality and style.

Upstairs, you'll find three inviting bedrooms, including a master bedroom with its own en-suite shower room, perfect for a little extra luxury. A contemporary family bathroom completes the accommodation, thoughtfully designed for comfort and convenience.



M&B

41 Pentney Lakes Common Road

Pentney, King's Lynn

Outside, the property continues to impress with ample parking for several vehicles and a spacious, enclosed garden that wraps beautifully around the lodge, perfect for outdoor dining, gardening, or simply enjoying the peaceful surroundings.

Located within the sought-after Pentney Lakes development, residents can also enjoy use of the on-site facilities and easy access to scenic walks and local wildlife. This stunning lodge truly offers an idyllic escape to the country, viewing is highly recommended to fully appreciate everything this wonderful home has to offer.

Agents Note

Sold Freehold

- Connected to air-source heat pump, mains water, electricity, and septic tank.
- Timber-frame construction.
- Annual maintenance charge: **£1,600**, covering upkeep of communal areas.
- **Restrictive covenant:** 11-month occupancy limit.

Please note:

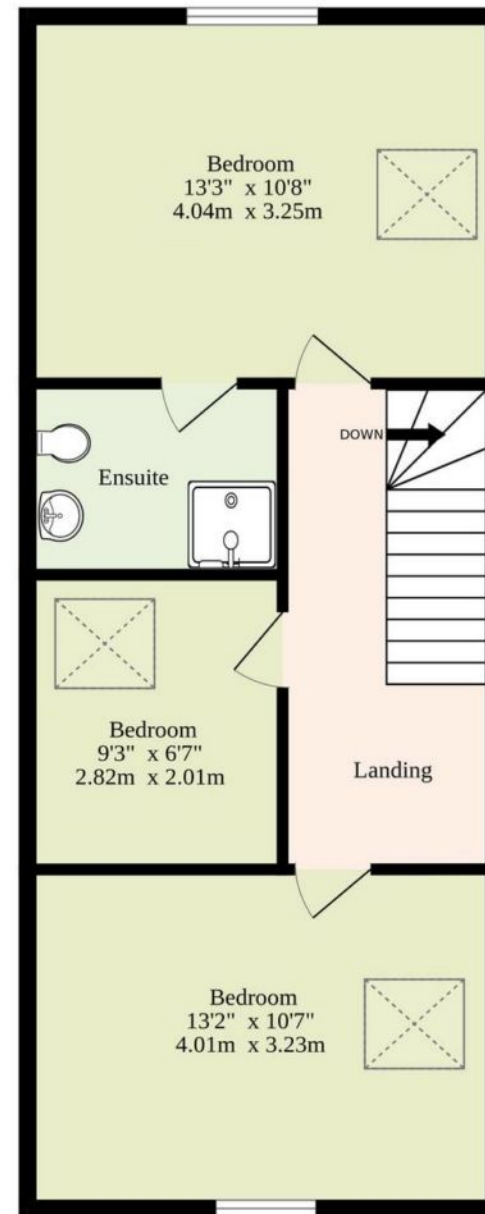
Due to the lodge's timber-frame construction and the site's holiday-use restrictions, this property is unlikely to qualify for a standard residential mortgage. Purchases are typically made in cash or through a specialist finance product. Buyers should confirm their funding arrangements before proceeding.



Ground Floor
796 sq.ft. (74.0 sq.m.) approx.



1st Floor
435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA : 1231 sq.ft. (114.4 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.
Made with Metropix ©2025

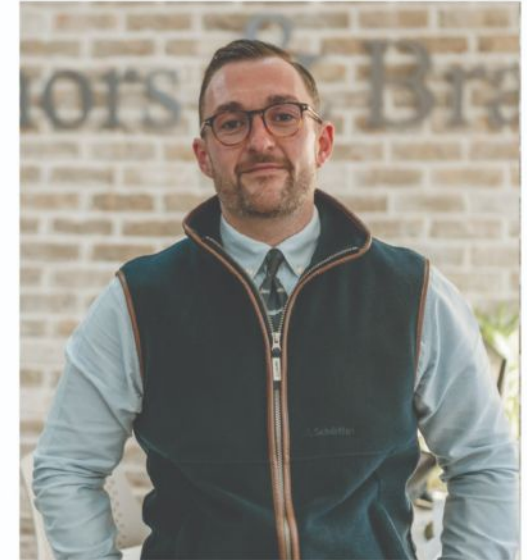
Dreaming of this home? Let's make it a reality



Meet *Callum*
Senior Property Consultant



Meet *Aysegul*
Aftersales Progressor



Meet *Curtis*
Listings Director

Minors & Brady
Your home, our market



dereham@minorsandbrady.co.uk



01362 700820



9a Market Place, Dereham, NR19 2AW

CAISTER-ON-SEA | DEREHAM | DISS | NORWICH | OULTON BROAD | WROXHAM



How can we support

- ✓ Residential Mortgages
- ✓ Protection & Insurance
- ✓ Buy-to-let (personal and limited company)



Matt Waters
Senior Mortgage
and Protection Advisor



Victoria Payne
Mortgage and
Protection Advisor

Scan to book your
appointment today



T: 01692 531372
E: enquiries@norfolk-mortgages.co.uk