



17 Fairway Lakes Village, Caldecott Hall

Great Yarmouth



Minors & Brady



## 17 Fairway Lakes Village

Caldecott Hall, Great Yarmouth

Chain free! This Scandinavian-style lodge, set within the landscaped grounds of Caldecott Hall, offers a cosy, cabin-like atmosphere alongside light, open interiors and elevated views across Fairway Lakes Village. The open-plan kitchen and dining area with central island and sleek black cabinetry flows naturally into a first-floor living room with vaulted ceiling and balcony, while a generous deck with built-in hot tub provides the perfect space for outdoor living. With a luxurious principal bedroom, flexible guest accommodation, and access to on-site facilities including a clubhouse, golf course and heated indoor pool, this lodge offers a relaxed yet refined Norfolk lifestyle.

### Location

Caldecott Hall, set within Fairway Lakes Village, occupies a 400-acre estate on the edge of the Norfolk Broads, near the villages of Fritton, St. Olaves, and Bradwell, and just a short drive from the Norfolk and Suffolk coastline. The surrounding area offers a mix of local shops, pubs, and amenities, while nearby towns provide convenient access to supermarkets, cafes, and services. Well-connected by road, the location allows easy exploration of the Broads, the coast, and the wider Norfolk region. Fairway Lakes Lodges provide the ideal setting to unwind, enjoy the estate's natural surroundings, or spend time in your own private outdoor space, making memorable experiences just steps from home.







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Caldecott Hall, Great Yarmouth

- Chain free
- A Scandinavian-style lodge positioned in the esteemed Fairway Lakes Village, on the stunning grounds of Caldecott Hall in Norfolk
- Secure, gated community development offering a range of on-site facilities, including an on-site clubhouse, an 18-hole golf course and an heated indoor swimming pool
- Open-plan kitchen/dining room equipped with stylish Black cabinetry, a central island with an integrated oven/gas hob, under-counter areas for appliances and a utility room
- First-floor living room showcasing a vaulted ceiling with tall windows and access out to the balcony, overlooking the beautiful surroundings
- Luxury principal bedroom flaunting high-ceilings, views across the grounds and a private en-suite shower room
- Ground-floor twin bedroom that is suitable for visitors or children
- Family bathroom featuring an L-shaped bathtub, a toilet and a hand wash basin
- Large decked terrace with an indulgent built-in hot tub and ample space for seating arrangements, perfect for those summer days
- Underfloor heating



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## 17 Fairway Lakes Village

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Located within the landscaped grounds of Caldecott Hall, this Scandinavian-style lodge sits quietly in the sought-after Fairway Lakes Village, offering a relaxed, design-led retreat in the Norfolk countryside. Timber-clad and thoughtfully proportioned, the lodge has a cosy, cabin-like feel while remaining light, open and effortlessly practical, ideal for both weekends away and longer stays.

The heart of the home is the open-plan kitchen and dining space, finished with black cabinetry and a central island housing an integrated oven and a gas hob. Under-counter spaces are neatly arranged for appliances, along with a wine rack, while a separate utility room keeps day-to-day living discreetly organised. Upstairs, the main living room is a standout feature, with its vaulted ceiling, tall windows and doors opening onto a balcony that looks out across the surrounding greenery, creating a calm, elevated place to unwind.

The principal bedroom feels quietly indulgent, with high ceilings, leafy views across the grounds and a private en-suite shower room. A ground-floor twin bedroom offers flexible accommodation for guests or children, complemented by a well-appointed family bathroom fitted with an L-shaped bath, wash basin and WC.





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Outside, a generous south-facing decked terrace wraps the lodge, complete with a built-in hot tub and ample space for dining and lounging, perfect for long summer afternoons and unhurried evenings. Off-road parking is available for multiple vehicles, and the lodge forms part of a secure, gated community with access to an on-site clubhouse, an 18-hole golf course and a heated indoor swimming pool.

Altogether, this is a home that balances comfort, design and setting, offering an easy, lifestyle-led escape in one of Norfolk's most established leisure destinations.

## Agents Notes

Freehold

£2,000 maintenance fee a year.

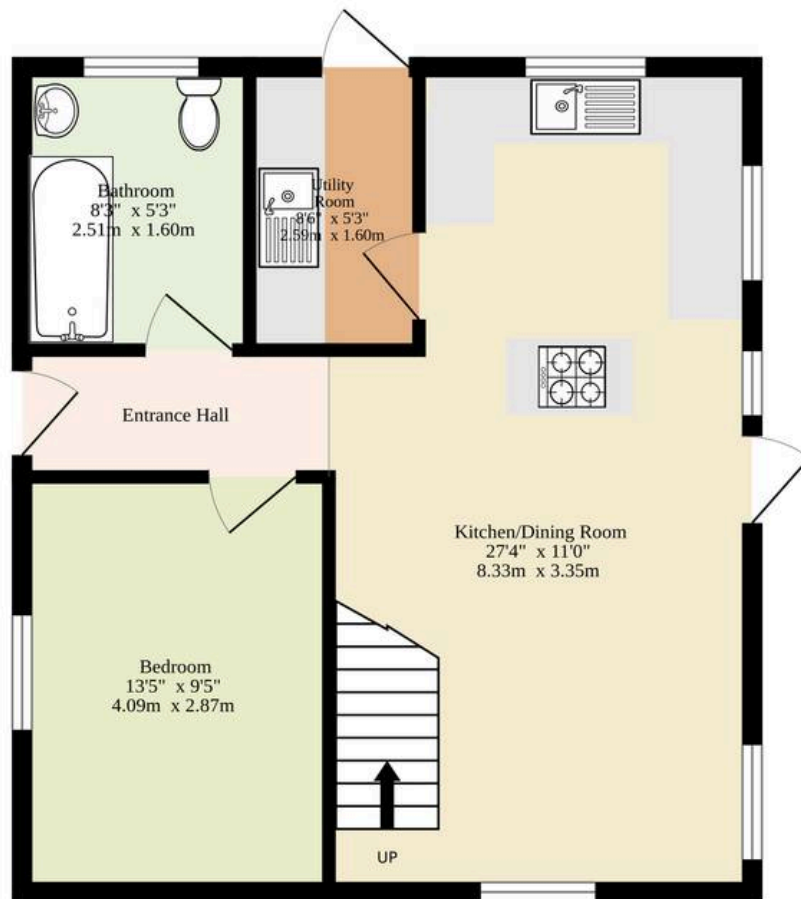
Underfloor heating.

Please note: Owners are required to have a primary residence and may not use this property as their main address.

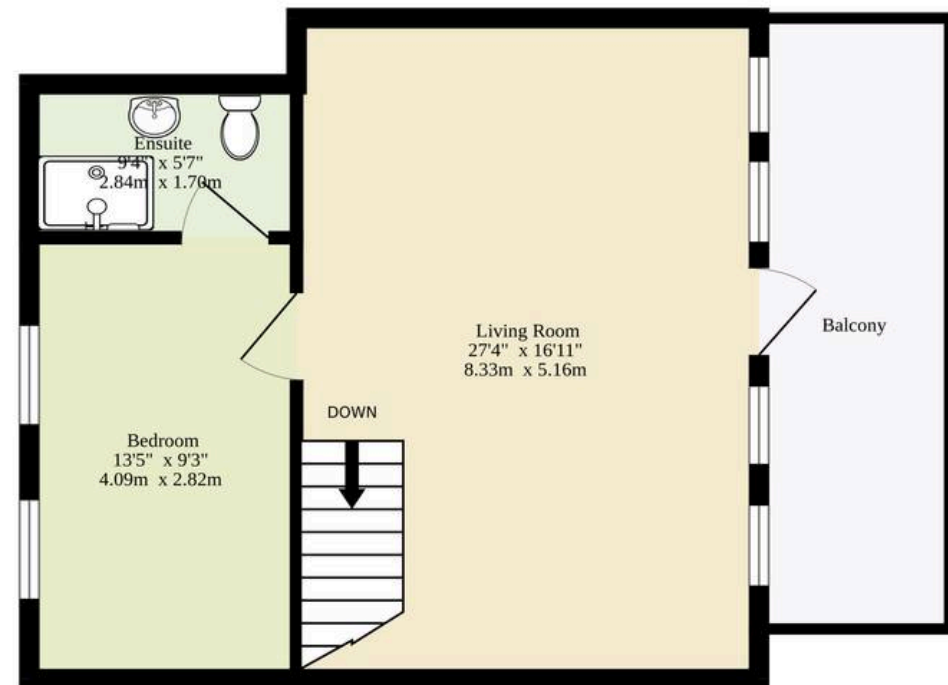


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**Ground Floor**  
577 sq.ft. (53.6 sq.m.) approx.



**1st Floor**  
620 sq.ft. (57.6 sq.m.) approx.



Sqft Does Not Include The Balcony.

**TOTAL FLOOR AREA : 1197 sq.ft. (111.2 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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# Minors & Brady

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