



Skylark, Old Church Road, Langmere Lakes

Minors & Brady



Skylark, Old Church Road

Langmere Lakes, Frettenham

Enjoying an enviable waterside position within the highly regarded Langmere Lakes development, this Finnish-built timber lodge offers a rare opportunity to embrace a relaxed Norfolk lifestyle surrounded by open water, wildlife and beautifully maintained grounds. With occupancy available for ten months of the year, private fishing rights across five established lakes and far-reaching water views from its wrap-around veranda, the property is perfectly suited as a holiday home, weekend getaway or investment purchase. Securely set within a gated development close to the Norfolk Broads, the lodge provides spacious open-plan living, two double bedrooms, two bathrooms and private parking, all within a peaceful setting designed for making the most of the outdoors.

Agents Notes

Leasehold.

Site rent: £5,000.

The site licence agreement is for a term of 50 years which commenced in 2020.

Timber and steel frame construction.

Electric heating system.

Connected to mains water and drainage.

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

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The Location

Old Church Road is situated within the sought-after waterside setting of Langmere Lakes, offering an attractive residential environment surrounded by open countryside and natural beauty. The area is highly regarded for its peaceful surroundings, access to outdoor pursuits, and convenient links to nearby towns and villages across Norfolk.

Residents benefit from a range of local amenities within easy reach, whilst a wider selection of shops, supermarkets, cafés, restaurants, schools, and healthcare facilities can be found in the nearby market towns and surrounding communities. The location is particularly appealing to those seeking a rural setting without being isolated from everyday conveniences.

A particular feature of the area is its proximity to the lakes and surrounding countryside, providing excellent opportunities for walking, cycling, wildlife watching, and a variety of outdoor recreational activities. The picturesque landscape creates an attractive setting throughout the year and is ideal for those who enjoy spending time outdoors.

The area enjoys good transport connections, offering convenient access to the Norfolk road network and surrounding towns, whilst Norwich provides an extensive range of shopping, dining, cultural, and leisure facilities together with mainline rail services to destinations across the country.



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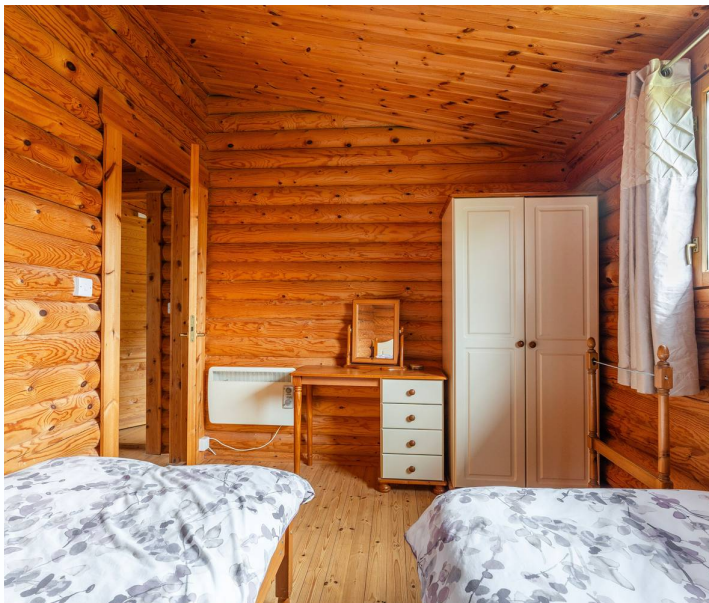
Langmere Lakes, Frettenham

Set within the sought-after Langmere Lakes development, this beautifully crafted Finnish timber lodge enjoys an exceptional waterside setting with views across one of the park's established fishing lakes.

Surrounded by carefully maintained grounds and enjoying a private position within this secure gated development, the lodge offers an enviable lifestyle centred around nature, outdoor pursuits and relaxed waterside living. Residents benefit from access to five well-stocked fishing lakes, while the renowned Norfolk Broads, charming market towns and miles of countryside walks are all within easy reach.

Constructed from solid timber in Finland, the lodge has a distinctive character and warmth that sets it apart. Natural wood finishes run throughout the interior, creating a welcoming atmosphere that reflects its Scandinavian origins. Large windows draw in plenty of natural light and frame attractive views of the surrounding landscape and water beyond.

The accommodation is arranged around a spacious entrance hall, with doors leading to all principal rooms. At the heart of the home is an impressive open-plan living space where sitting, dining and kitchen areas flow effortlessly together beneath a vaulted ceiling. Windows to three elevations and glazed doors opening onto the veranda ensure the room feels bright and connected to its surroundings throughout the year.



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The fitted kitchen is well-equipped for both personal use and holiday guests, featuring a range of storage cupboards, integrated electric hob and oven, generous work surfaces and space for additional appliances. The adjoining dining and seating areas provide ample room for entertaining, family gatherings or simply enjoying a quiet evening overlooking the lake.

There are two comfortable double bedrooms, both finished with timber flooring and natural wood detailing. The principal bedroom enjoys a dual-aspect outlook and benefits from its own fully tiled en suite shower room. The second bedroom is served by a well-appointed family bathroom fitted with a white suite, tiled walls and a shower over the bath, providing practical accommodation for visiting family and friends.

Outside, the lodge is approached through secure gated access, with private parking positioned alongside the property. Lawned gardens wrap around the lodge, while the veranda offers an inviting space for outdoor dining, morning coffee or an evening drink whilst taking in the water views and abundant wildlife that are such a feature of this special setting.

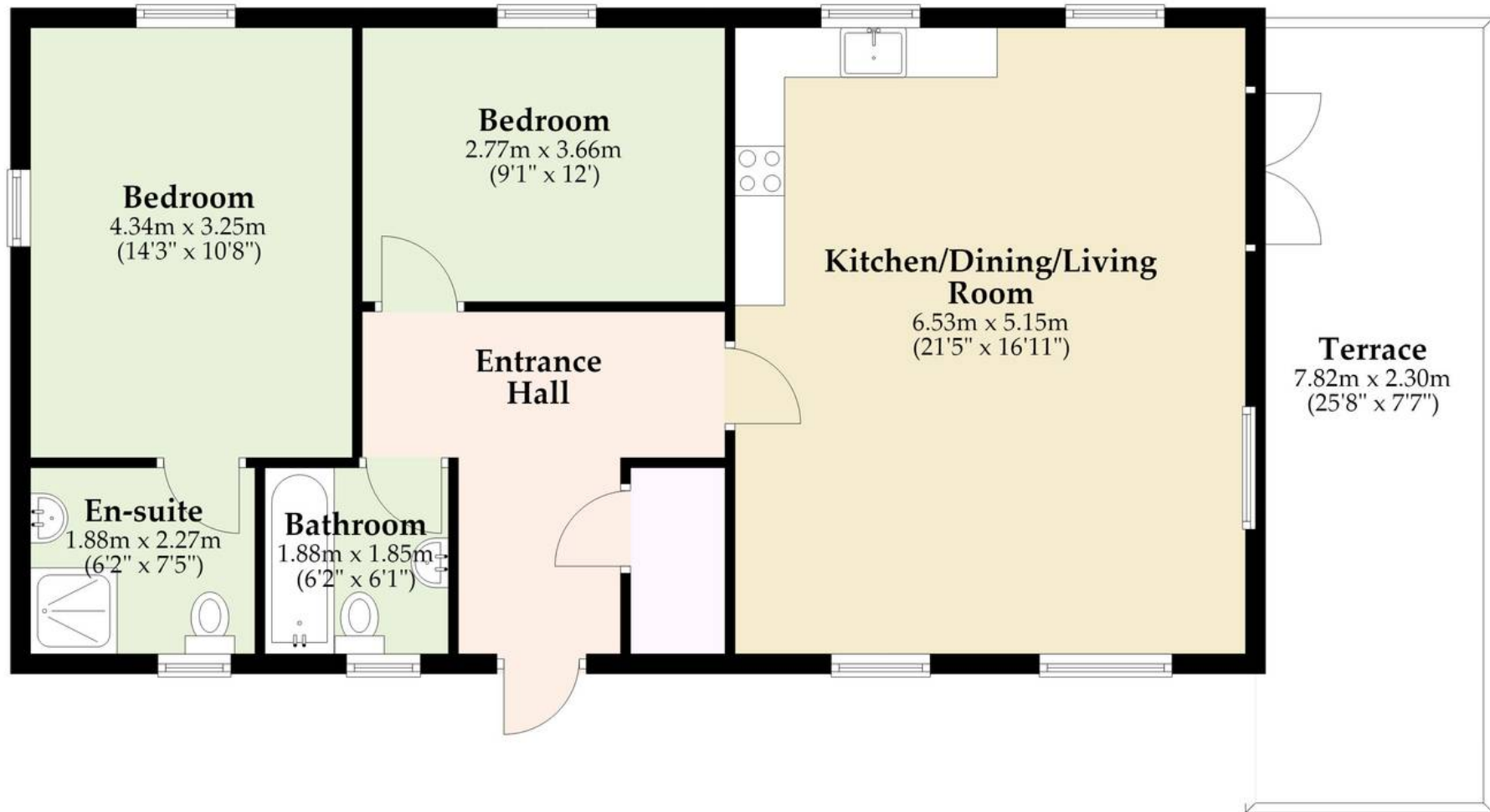
Langmere Lakes extends to approximately 20 acres of attractive landscaped grounds and is particularly well regarded amongst anglers. Owners enjoy fishing rights across five established lakes, home to a wide variety of coarse fish including Carp, Tench, Perch, Roach and Rudd. The lakes have earned an excellent reputation for their quality stock and provide year-round enjoyment for both experienced anglers and those new to the sport.



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Ground Floor

Approx. 77.5 sq. metres (834.3 sq. feet)
(excluding Terrace)



Total area: approx. 77.5 sq. metres (834.3 sq. feet)

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.

Plan produced using PlanUp.

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