



Lodge Farm Cottages

| Lowestoft

| **Carter Jonas**



# Lodge Farm Cottages Gisleham Lowestoft NR33 8DT

An excellent holiday cottage investment opportunity to purchase a pair of beautifully converted semi-detached barns situated on the Suffolk Sunrise Coast.

Both holiday cottages were meticulously renovated in 2011, whilst retaining the Property's historic character. Spacious living accommodation is provided, finished to a high specification, with the Property being sold fully furnished.

The former Granary has 3 bedrooms and sleeps up to 6 people, and the former Dairy has 2 bedrooms, sleeping up to 4 people.

In all extending to 0.22 acres.

For sale by private treaty as a whole.

Carter Jonas



The Old Granary (left-hand side). The Old Dairy (right-hand side).



## Property

Lodge Farm Cottages totals an area of 0.22 acres. Following a sympathetic renovation in 2011, the original brickwork, beams and rafters have been retained, but with the benefit of underfloor heating as well as other high specification installations. The Property is comprised of the following elements:

**The Granary:** A three-bedroom former granary extending to 1,098 sq ft. The ground floor includes an open-plan kitchen/dining area, shower room and living room. The first-floor extends to 3 double bedrooms, shower room and an en-suite bathroom.

**The Dairy:** A two-bedroom former dairy building extending to 764 sq ft. The ground floor includes an open-plan kitchen/dining/living room and a w/c. The first-floor extends to 2 double bedrooms, bathroom and an en-suite shower room.

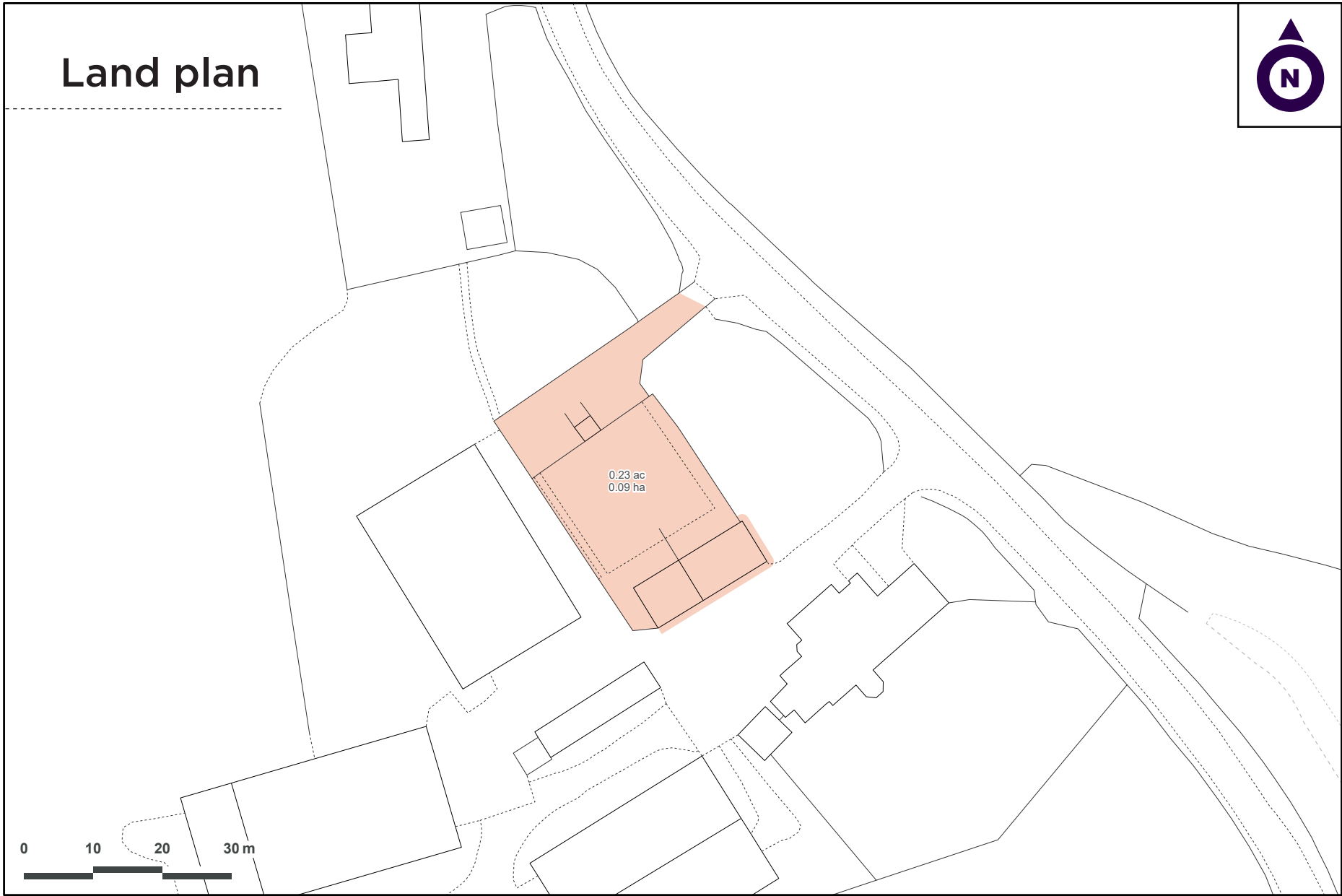
**Garden:** Both cottages share a rear lawn, including a large terraced area which is split by a paneled fence to provide privacy between holiday guests. Situated to the rear of the garden is a storage shed.

**Parking:** Ample car parking is provided to the rear of the garden, with capacity for multiple vehicles.

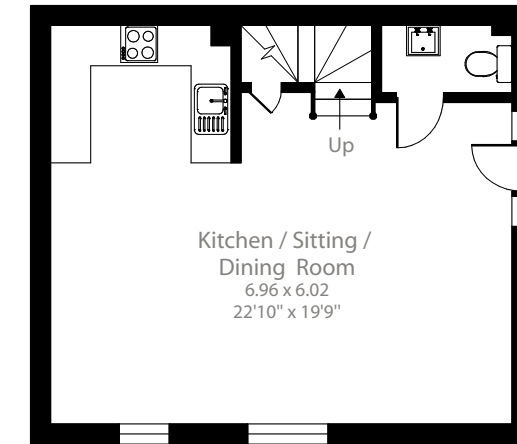
## Location

Lodge Farm Cottages are located in the picturesque Suffolk countryside, which consistently proves to be a tourist hot-spot. The stunning Pakefield Beach is situated only a 10-minute drive from the Property. The rural surroundings offer ample walking trails around the area. The Property is located 3 miles south of Lowestoft and 1 mile north-west of the neighbouring village of Kessingland. The quintessential seaside town of Southwold is also only a 20 minute drive from the Property.

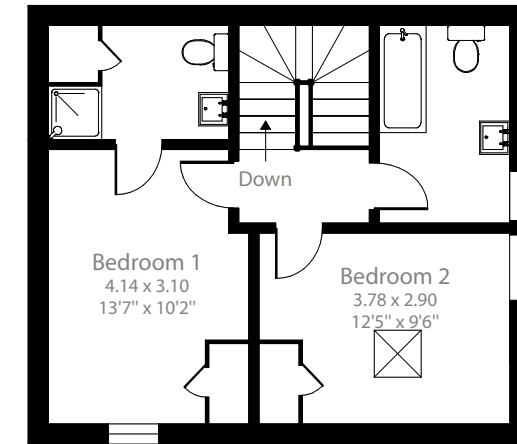




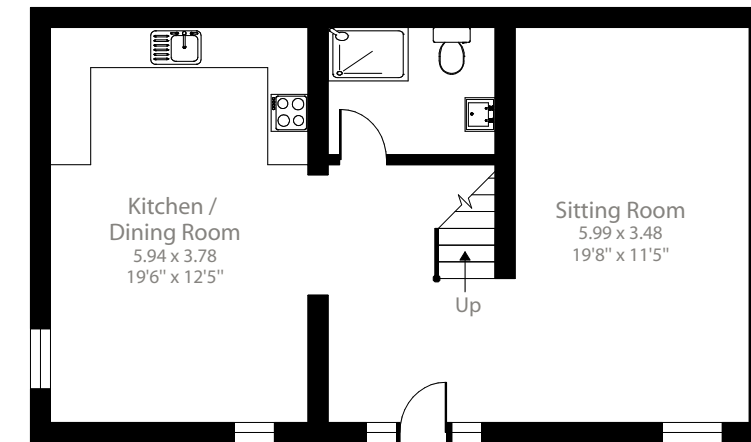
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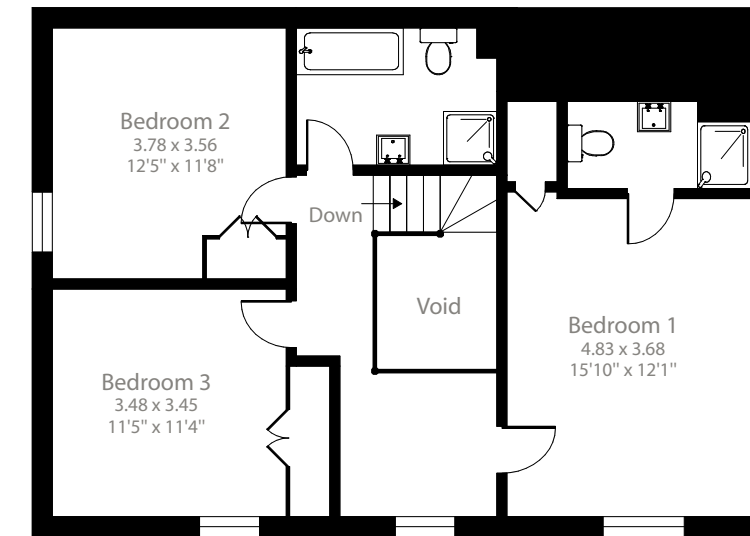
The Dairy Ground Floor



The Dairy First-Floor



The Granary Ground Floor



The Granary First-Floor

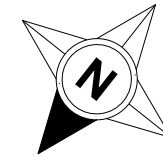
## Floor plan

Lodge Farm Cottages, Gisleham

**The Granary:**  
1446 sq ft / 134.3 sq m

**The Dairy:**  
891 sq ft / 82.7 sq m

**Total area:**  
2337 sq ft / 217.1 sq m



For illustrative purposes only - not to scale.  
The position & size of doors, windows, appliances  
and other features are approximate only.





The Granary (Living Room)



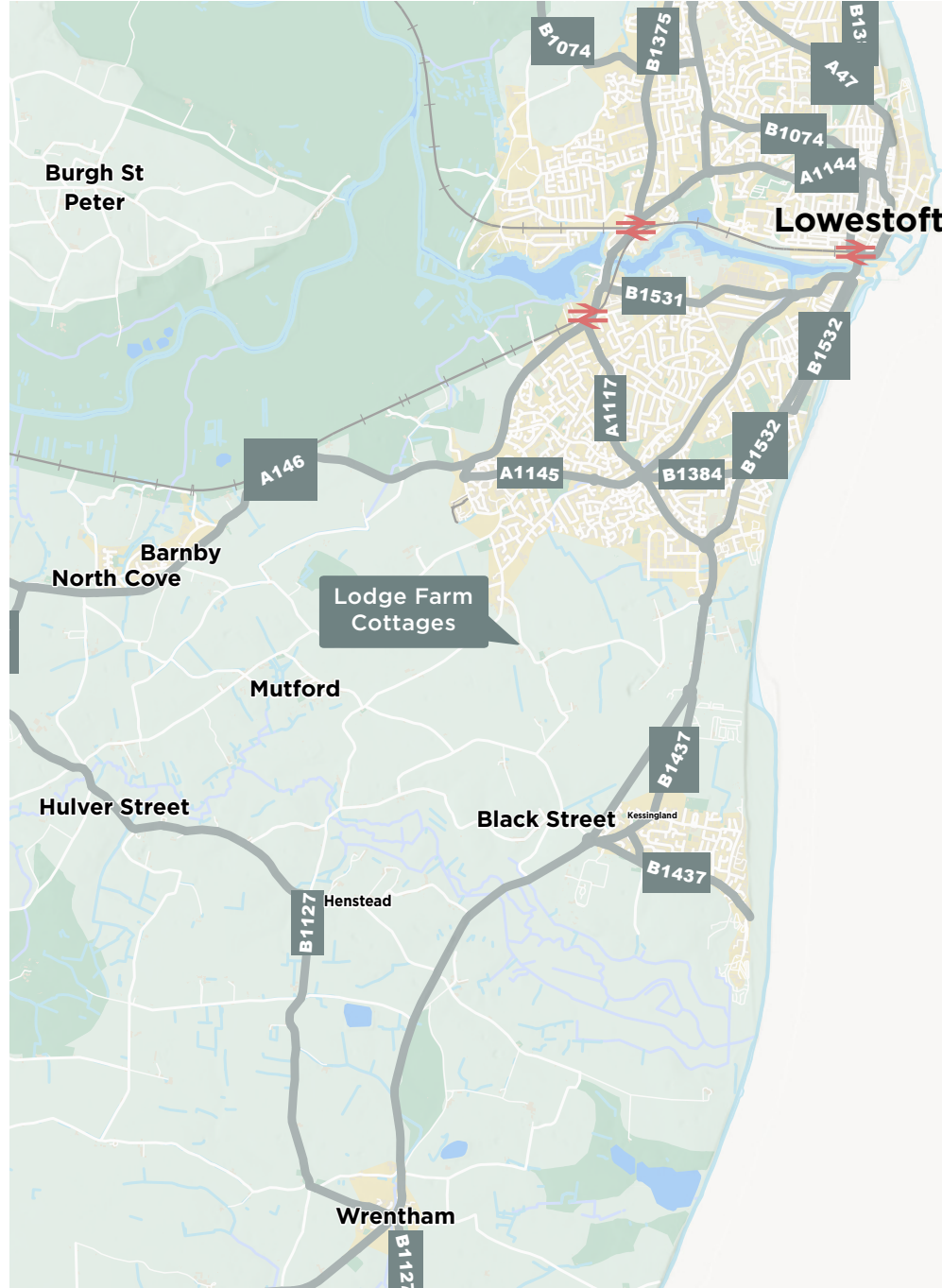
The Granary (Bedroom)



The Granary (Bedroom)



The Dairy (Landing)



### Method of Sale

The Property is offered for sale as a whole by private treaty.

### Planning

The planning permission for the Property is for use as holiday accommodation. Planning permission reference no.: DC/09/1082/FUL.

### Tenure & Possession

The freehold of the site is offered for sale subject to vacant possession. The Property and trading business is to be sold as a going concern, inclusive of the company's trading website and furnishings of the holiday accommodation.

The holiday cottage business model relies primarily on income derived from tourists who are looking for a tranquil break on the beautiful Suffolk Sunrise Coast.

### Access

The Property is accessed directly off Gisleham Road, with a substantial gravel driveway.

### Services

The Property benefits from a mains water supply. The existing electricity supply runs via the neighbouring farmyard, therefore the purchaser will be required to install a new mains electricity connection. Central heating is provided to both cottages via an air-source heat pump. Under-floor heating is installed in both cottages. Drainage is provided via a private system. WiFi is connected and smart televisions are installed in both cottages.

### Wayleaves, Easements & Rights of Way

The Property is to be sold subject to, and with the benefit of, all existing wayleaves, easements, covenants and rights of way, whether or not disclosed.

### Health & Safety

All viewings are carried out at the sole risk of the viewer and neither the selling agent nor the Vendor takes responsibility.

### VAT

Any guide prices quoted or discussed are exclusive of VAT. In the event that the sale of the Property becomes a chargeable supply for the purposes of VAT, such tax will be payable (or become payable by the purchaser) in addition to the purchase price.

### EPC Ratings

The Granary: C.  
The Dairy: C.

### Local Authority

East Suffolk Council, East Suffolk House, Station Road, Melton, Woodbridge, IP12 1RT  
0333 016 2000

### Viewings

Viewings of the Property are strictly by appointment only and are to be accompanied by the Vendor.

### Directions

From the A12 northbound, at the Kessingland roundabout, take the first exit onto Snab Hill Road. Continue ahead for 1.5 miles, bearing left past Gisleham Holy Trinity Church, shortly after which the Property is situated on the left-hand-side.

From Carlton Colville, head south along Gisleham Road for 0.4 miles, where the Property is found on the right-hand-side.



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## Cambridge

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## Important information

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