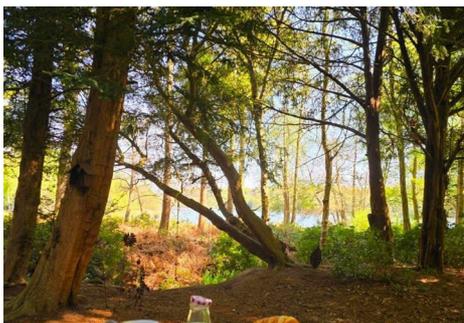




# Lodges & Caravans

FOR SALE



Fritton Lake, Coach House 44 Beccles Road, Fritton, Great Yarmouth,  
Norfolk, NR21 0HA  
Price £285,000

- 3 cosy bedrooms
- Lodge-style house
- 760 sq ft space
- Wildlife-rich surroundings
- Exclusive club access
- 1 modern bathroom
- Built in 2006
- Lakeside location
- Outdoor adventure hub
- Nature retreat living

# Coach House 44 Beccles Road, Great Yarmouth NR31

9HA

Nestled on Beccles Road in Fritton, Great Yarmouth, this charming three-bedroom lodge offers a unique opportunity to own a slice of paradise within one of Britain's most ambitious rewilding projects. Built in 2006, this 760 sq ft property is not just a home; it is a gateway to a lifestyle immersed in nature and adventure.

Fritton Lake is a private holiday club set within a stunning thousand-acre nature restoration project, where the beauty of the Wild East of England unfolds before you. The lodge is surrounded by a two-mile long lake, framed by wildland and expansive skies, creating a serene and picturesque setting. Here, you will find a peaceful environment that invites you to escape the hustle and bustle of everyday life.

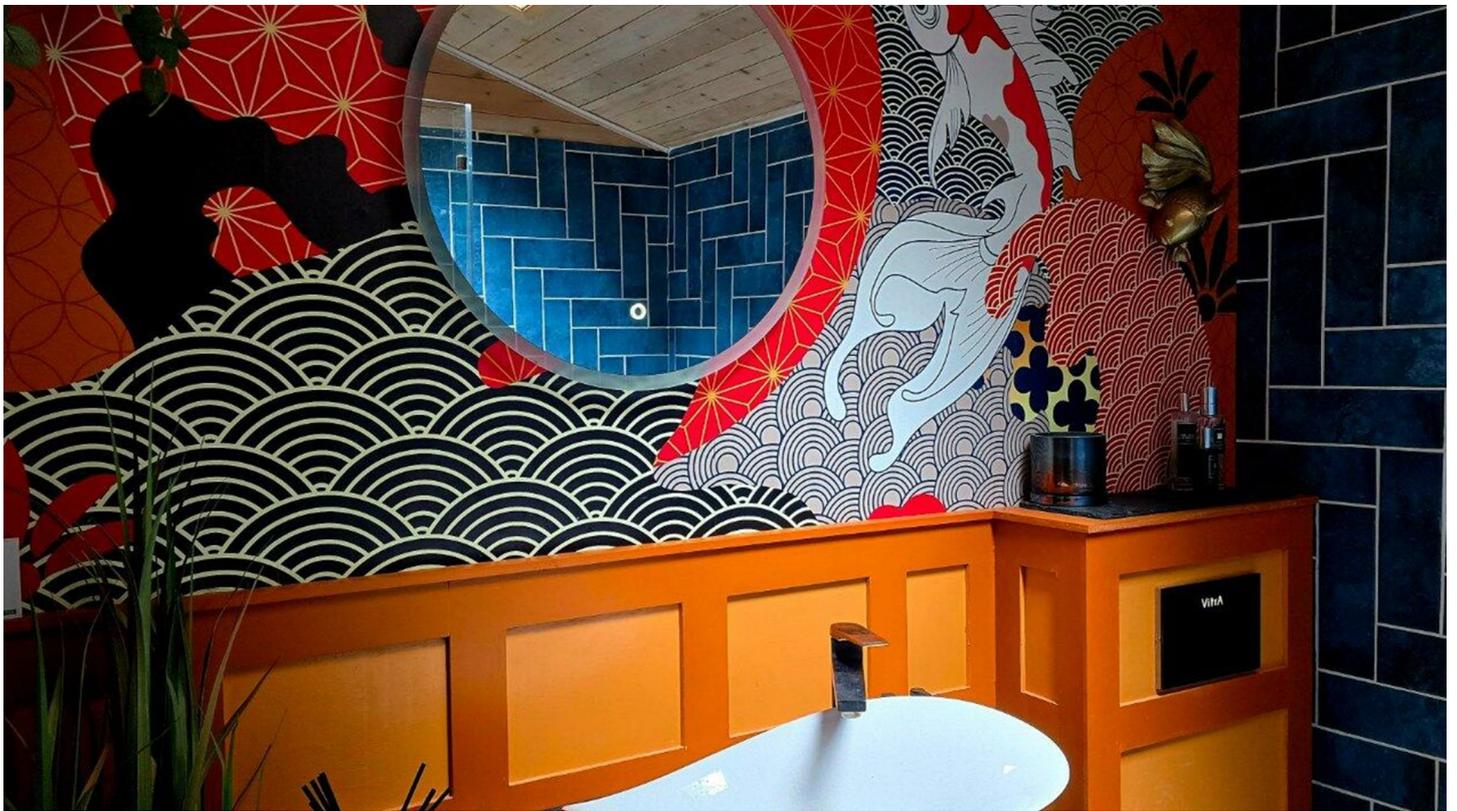
As an owner, you will enjoy a plethora of outdoor activities right on your doorstep. Engage in wild swimming, paddleboarding, sailing, and kayaking in the pristine waters of the lake. For those who prefer to stay on land, there are ample opportunities for trail running and cycling through the rewilded landscapes. Families will appreciate the adventure play areas for children, as well as facilities for grass and clay tennis, volleyball, croquet, and pétanque. Additionally, a heated outdoor pool and the unique BioGym provide further avenues for relaxation and recreation.

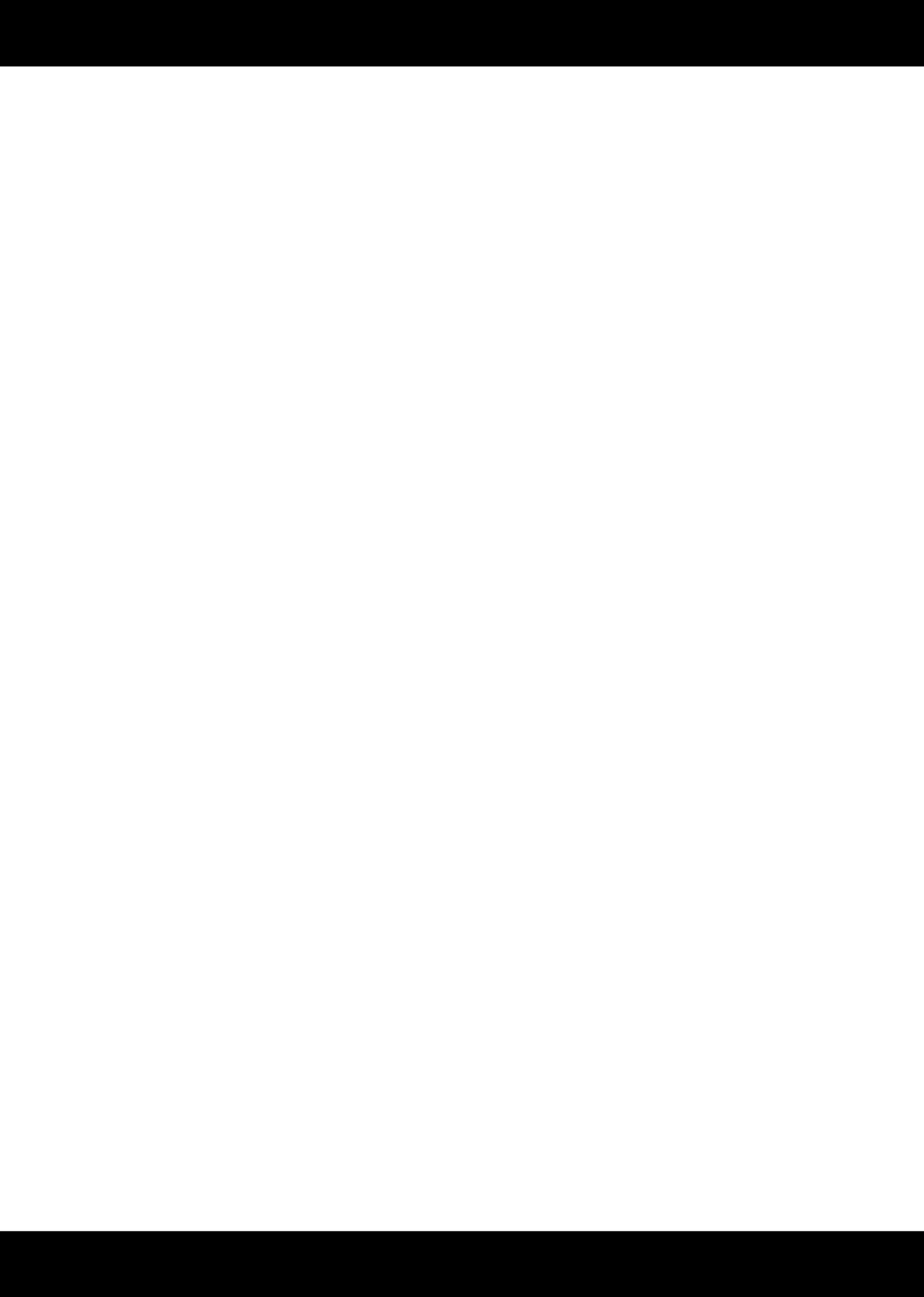
The lodge is not just a retreat; it is a place to connect with nature. Join guided nature safaris to explore the diverse wildlife that inhabits the estate and learn about the ongoing rewilding efforts that make this area so special. Each visit promises a new experience as the landscape continues to evolve and flourish.

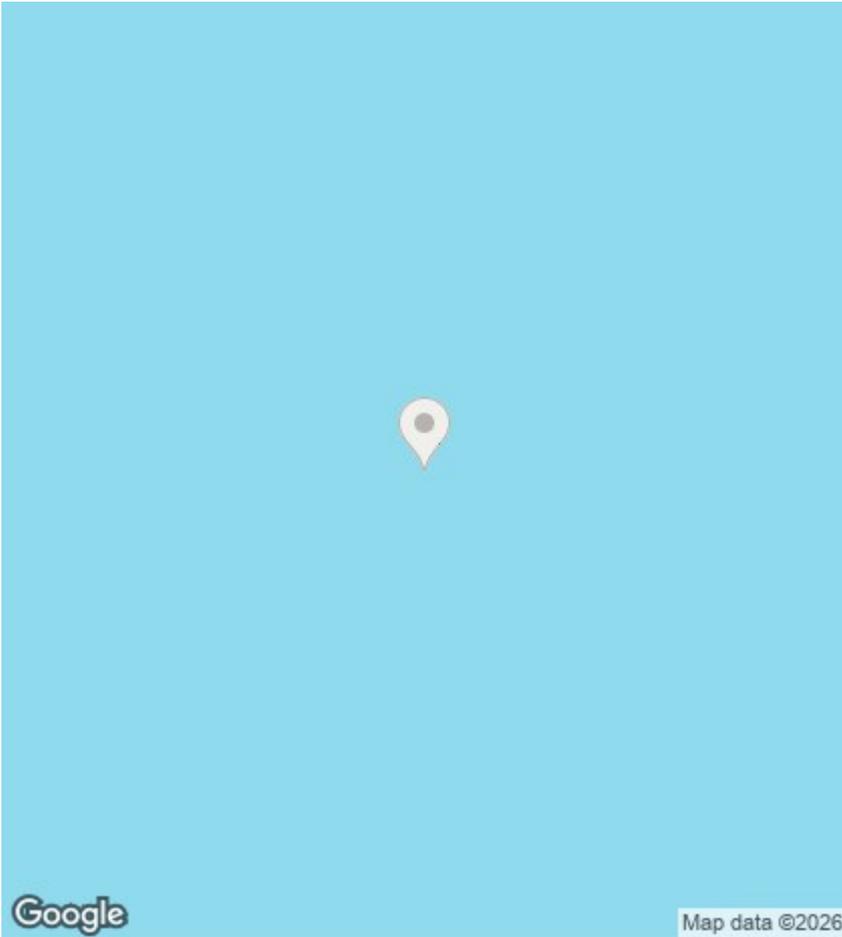
This lakeside lodge at Fritton Lake is more than a property; it is an invitation to embrace a lifestyle of adventure, community, and natural beauty. Don't miss the chance to make this extraordinary retreat your own.



Council Tax Band: Exempt







## Directions

## Viewings

Viewings by arrangement only. Call 07500 874938 to make an appointment.

## EPC Rating:

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	