



# THE PADDOCKS, FAKENHAM RD, STANHOE

A UNIQUE OPPORTUNITY. Beautiful TWO ACRE PLOT with a TWO BEDROOM MAIN HOME, two versatile OUTBUILDINGS and certified CAMPING & CARAVAN CLUB SITE for 5 caravans & 10 tents.





# The Property

The Paddocks is a truly unique proposition. Situated between the popular villages of Stanhoe and Docking on a beautiful rural plot extending to two acres is a charming two bedroom detached main house, of traditional construction with wood cladding with two substantial and versatile outbuildings and a shower block.

The Paddocks is registered with the Camping & Caravan Club for up to 10 tents and 5 caravans / camper vans with electric hook ups on site.

Built around 10 years ago, the main house has a charming open plan living / dining / kitchen space with natural stone flooring and French doors out to the rear garden area and a downstairs loo off the main entrance hall. Also downstairs is the first double bedroom with sturdy loft stairs leading to a versatile loft space which is fully boarded with lighting and a Velux window for natural light.

Upstairs is the master bedroom, a lovely bright room with windows and Velux windows flooding it with natural light. The stylish bathroom features a freestanding bath, separate shower enclosure, WC, heated towel rail and wash hand basin. To one end of the bedroom is an additional room space with exposed timbers and a door that is currently used as a home office.



## Income Opportunity

The Paddocks is registered with the Camping & Caravan Club for up to 10 tents and 5 caravans.

Whilst the camp site is fairly new it is already proving to be very popular with visitors to North Norfolk. Since opening in May 2021 to date (July 2021), the campsite has generated £3,000 of income (with three weeks closure for managers leave).

The area around Docking and Stanhoe is ever popular with guests because of its proximity to the beautiful coastline at Brancaster & Thornham and easy access to Sandringham, Houghton Hall and all the area has to offer.

The main house too would make an excellent holiday let, should you wish to include it with the offering and this would generate additional income if required.







## Outside

To the rear of the main house is the first outbuilding, this is a fantastically useful timber frame building currently used as a games room with a smart kitchenette and shower room alongside a further room to one side.

There is also a second large outbuilding with double doors and a side door, perfect for storage / workshop and parking cars in a covered space. There is plumbing for a washing machine and space for a tumble dryer.

Towards the other end of the site is the shower block (for camping guests) comprising a WC, wash hand basin and shower. There is scope to extend the washing facilities further in the second half of this timber frame building.

The campsite is registered for up to 10 tents and 5 caravans / camper vans and there are electric hook ups, water and foul water facilities all in place.

The two acre plot has a number of mature trees with a tree house and seating area nestling beneath along with plenty of lawned areas for family and guests to relax and play. The plot is fenced all around and is not overlooked with countryside views and a very smart small glamping site as neighbours to one side.

## The Location

The Paddocks is situated just outside the villages of Stanhoe and Docking in a rural setting.

Stanhoe boasts the ever popular Duck Inn and Docking has a fantastic village shop, great pub in The Railway, a fish and chip shop and excellent primary school.

Docking is just 4 miles from Brancaster beach and Stanhoe just a few miles from Burnham Market with main supermarkets available in Fakenham around ten minutes away.

## Other Information

Services: Mains Electricity, Water from Borehole, filtered on Site, Septic Tanks (one for house and one for shower block)

Heating: Air Source Heating. LPG for Cooking.

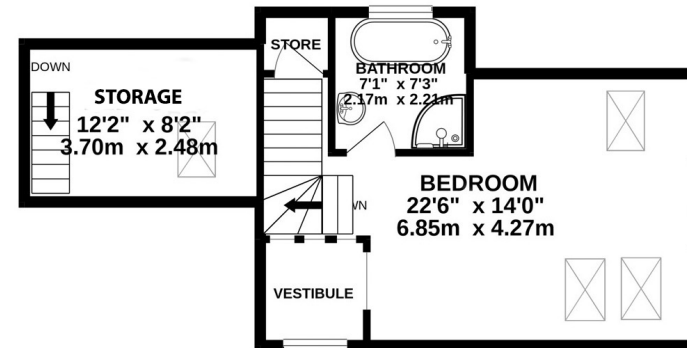
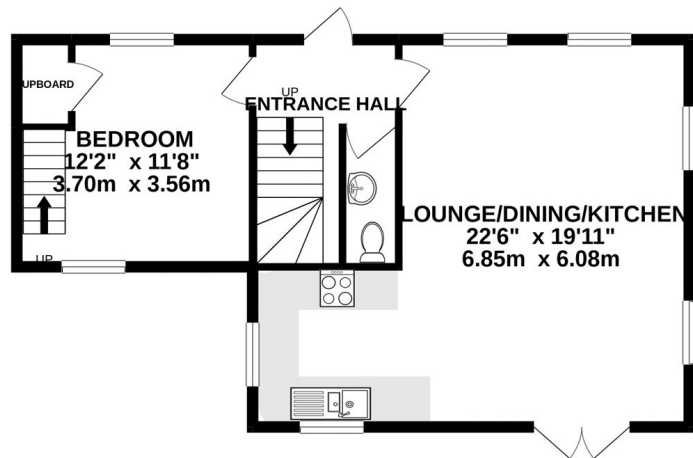
EPC: C

Council Tax: Kings Lynn & West Norfolk District Council Band C

Viewings: Strictly by appointment with Big Skies Estates.

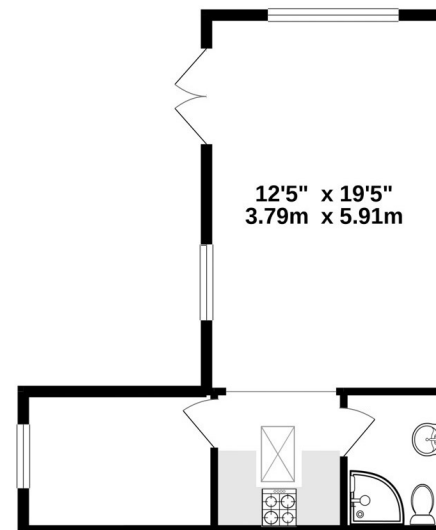
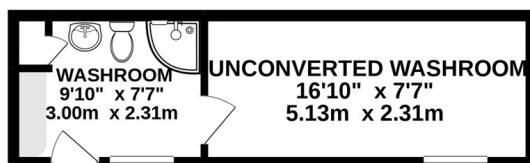






THE PADDOCKS, STANHOE PE31 8PX  
RESIDENTIAL FLOOR AREA 1035 sq.ft (96.2 sq.m ) approx  
TOTAL FLOOR AREA : 1638 sq.ft. (152.2 sq.m.) approx.

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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Agents Note: 1. Whilst these particulars have been prepared in good faith to give a fair description of the property, these do not form any part of any offer or contract nor may they be regarded as statements of representation of fact. 2. Big Skies Estates have not carried out a detailed survey, nor tested the services, appliances and specific fittings. All measurements or distances given are approximate only. 3. Where a property is promoted as suitable for holiday letting, such use is conditional on the legal due diligence to be undertaken by the buyer's conveyancer to ensure the property can be used for holiday letting. Big Skies Estates does not examine the legal title or any restrictions on the property. 4. No person in the employment of Big Skies Estates has the authority to make or give representation or warranty in relation to the property.



| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (85-100) <b>A</b>                           |         |           |
| (75-84) <b>B</b>                            |         |           |
| (65-74) <b>C</b>                            |         |           |
| (55-64) <b>D</b>                            |         |           |
| (45-54) <b>E</b>                            |         |           |
| (35-44) <b>F</b>                            |         |           |
| (25-34) <b>G</b>                            |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.