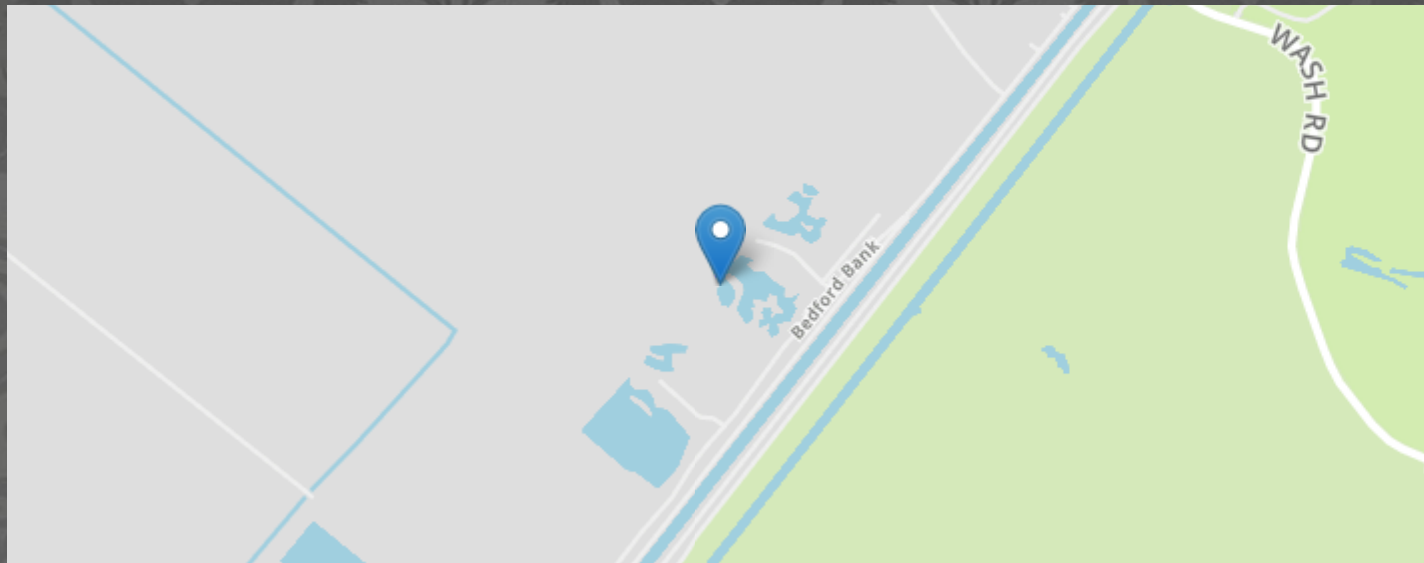


## Bedford Bank, Welney, Wisbech



- DECKING AREA & 1 FREE GAS BOTTLE INCLUDED
- STYLISH OPEN-PLAN LIVING WITH INTEGRATED KITCHEN APPLIANCES
- 2 BEDROOMS | 6 BERTH | 42FT X 13FT

- FRENCH DOORS OPENING TO DECK WITH LAKE VIEWS
- 12-MONTH HOLIDAY PARK LICENCE
- FITTED WARDROBE & ENSUITE BATHROOM

# MARKS & MANN

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# MARKS & MANN



## Bedford Bank, Welney, Wisbech

Escape to the peace and beauty of Pisces and Acorn Country Park with this stunning Pemberton Serena Lodge (2022) — a luxurious two-bedroom, six-berth retreat with beautiful lakeside views. Combining modern comfort with countryside charm, this stylish lodge features an open-plan living space, integrated kitchen, French doors leading to private decking, and a master suite with walk-in wardrobe and ensuite. Set on a 12-month holiday park, it's perfect for relaxing getaways or as a profitable investment opportunity in one of Cambridgeshire's most tranquil settings.

**£99,995 Guide Price**

Bedford Bank, Welney, Wisbech

Living Room

Light, bright and elegantly styled, the lounge is the heart of the home. French doors open to the decking and picturesque lake views, flooding the room with natural light. A cosy flame-effect fire, plush sofa suite, and accent chair create a warm, relaxing atmosphere — perfect for unwinding after a day of lakeside strolls.

Kitchen & Dining Area

A stylish open-plan kitchen featuring integrated appliances, a separate oven and grill, ample counter space, and soft-close cabinetry. The adjoining dining area offers a modern glass-top table, ideal for family meals or entertaining guests while enjoying the view through the French doors.

Primary Bedroom

A peaceful retreat with a luxurious upholstered headboard, bedside cabinets, and soft neutral tones. The primary suite boasts a fitted wardrobe and a private ensuite shower room, with double walk-in shower, WC and wash basin providing both comfort and practicality for extended stays.

Bathroom

Beautifully finished with a full-sized domestic bath, shower over, and contemporary fixtures. A relaxing space for a long soak after a day outdoors.

Bedroom Two

A bright and versatile twin room with built-in storage, perfect for children, guests, or even as an additional retreat for quiet reading.

Outside

Step outside to your private decking with serene lake views — the ideal spot for morning coffee, evening drinks, or simply soaking up the peaceful countryside surroundings. The plot also offers off road parking and a small patio area at the front.

Location

At Pisces and Acorn Country Park, owners enjoy access to three well-stocked fishing lakes, scenic walking routes, and a friendly community atmosphere. The park's 12-month season means you can enjoy your lodge year-round — whether it's cosy winter weekends or long summer breaks by the water.

For investors, the strong demand for high-quality holiday rentals in this region offers the potential for solid annual returns and flexible personal use, giving you the best of both worlds.

Important Information

Tenure – Commonhold  
The lodge can be used for 12 months of stay.  
Services – We understand that calor gas, electricity, water and drainage are connected to the property.  
Yearly costs - £4,800

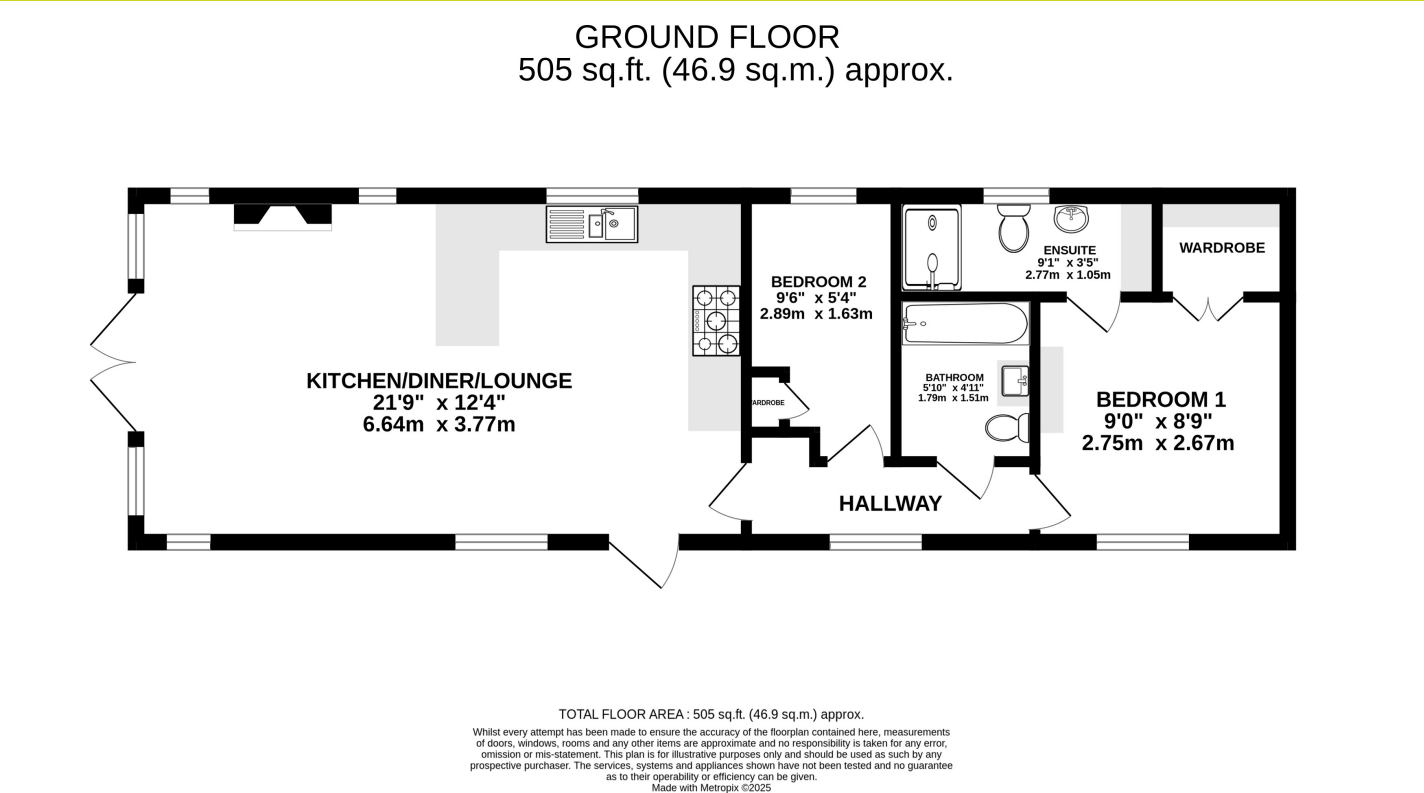
Disclaimer

In accordance with Consumer Protection from Unfair Trading Regulations, Marks and Mann Estate Agents have prepared these sales particulars as a general guide only. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. No statement in these particulars is to be relied upon as a statement or representation of fact. Any areas, measurements or distances are only approximate.

Anti Money Laundering Regulations

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Bedford Bank, Welney, Wisbech



The above floor plans are not to scale and are shown for indication purposes only.

