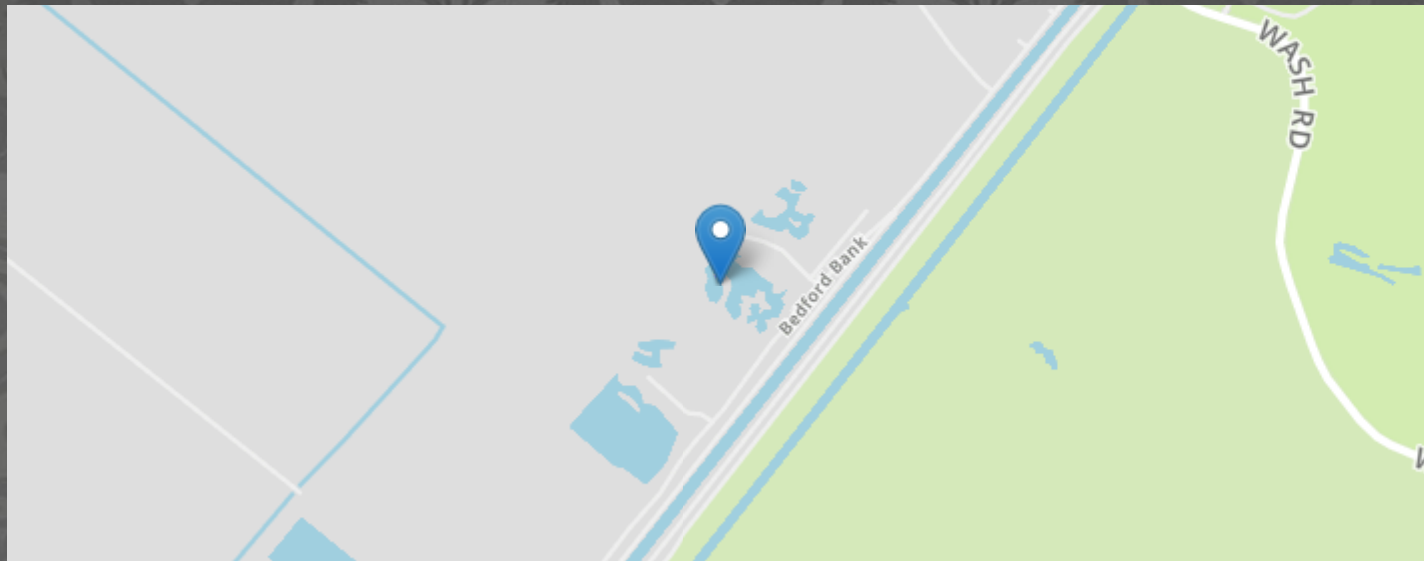


Bedford Bank, Welney, Wisbech



- MODERN OPEN-PLAN DESIGN
- PRIMARY BEDROOM WITH ENSUITE SHOWER ROOM AND BUILT-IN WARDROBES
- RESIDENTIAL SPECIFICATION FOR YEAR-ROUND COMFORT
- OPTIONAL DECKING AVAILABLE – IDEAL FOR OUTDOOR DINING AND ENJOYING LAKESIDE VIEWS
- DINING BOOTH WITH DESIGNER LIGHTING AND SOFT UPHOLSTERED SEATING
- GAS CENTRAL HEATING & DOUBLE GLAZING THROUGHOUT
- WASHER DRYER AND DELUXE BEDDING PACK INCLUDED
- COUNTRYSIDE VIEWS

MARKS & MANN

8 Needham Rd, Stowmarket, Suffolk, IP14 2AW.

01449 867 590

contactstowmarket@marksandmann.co.uk

Website www.marksandmann.co.uk

MARKS & MANN



Bedford Bank, Welney, Wisbech

A stunning, brand-new 2024 model designed for modern comfort and relaxed holiday living. The Willerby Astoria Lodge combines sleek, contemporary style with a warm, inviting feel — ideal for those seeking their own peaceful escape or a premium rental investment opportunity. Featuring a spacious open-plan living area with stylish décor, two beautifully appointed bedrooms, and a fully equipped kitchen, this lodge has been thoughtfully designed for both practicality and pleasure.

£99,995 Guide Price

Bedford Bank, Welney, Wisbech

Lounge

A bright, open-plan lounge with panoramic windows and front sliding patio doors that flood the space with natural light. Complete with a large L-shaped sofa, accent cushions, wood-effect finishes, and a feature TV wall — perfect for relaxing or entertaining.

Dining Area

Contemporary dining booth with a built-in bench seat and designer lighting. A sociable setting that seamlessly connects the kitchen and lounge, ideal for family meals or evenings with friends.

Kitchen

Stylish galley-style kitchen featuring integrated appliances including an oven, hob, microwave, and fridge-freezer. Ample storage, soft-close cabinets, and practical worktops make this a chef's delight.

Primary Bedroom

Elegant double bedroom with built-in wardrobes, overhead storage, and a coordinating headboard. Comes complete with soft furnishings and access to a luxurious ensuite with a walk-in shower, WC and vanity unit with plenty of storage.

Second Bedroom

Comfortable twin bedroom featuring fitted wardrobes and matching décor — ideal for guests, children, or rental flexibility.

Main Bathroom

Modern bathroom with full-sized shower, vanity basin with storage, and heated towel rail. Designed for both style and function.

Location

Nestled within the tranquil Pisces and Acorn Country Park in Welney, this stunning lodge offers year-round access to beautifully landscaped surroundings, perfect for relaxation and nature lovers alike. Pisces and Acorn Country Park is renowned for its award-winning fishing lakes, peaceful walking trails, and friendly community atmosphere — the ideal escape from busy everyday life.

For day trips and amenities:

- March (10 mins) – market town with shops, cafés, and pubs
- Ely (25 mins) – historic cathedral city, riverside walks, and boutique shopping
- Cambridge (45 mins) – world-famous university city with dining and culture
- The Norfolk Coast (1 hour) – sandy beaches and traditional seaside charm

Perfect for personal retreats or as a high-demand holiday let, offering excellent rental potential thanks to the park's full 12-month season and beautiful rural setting.

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

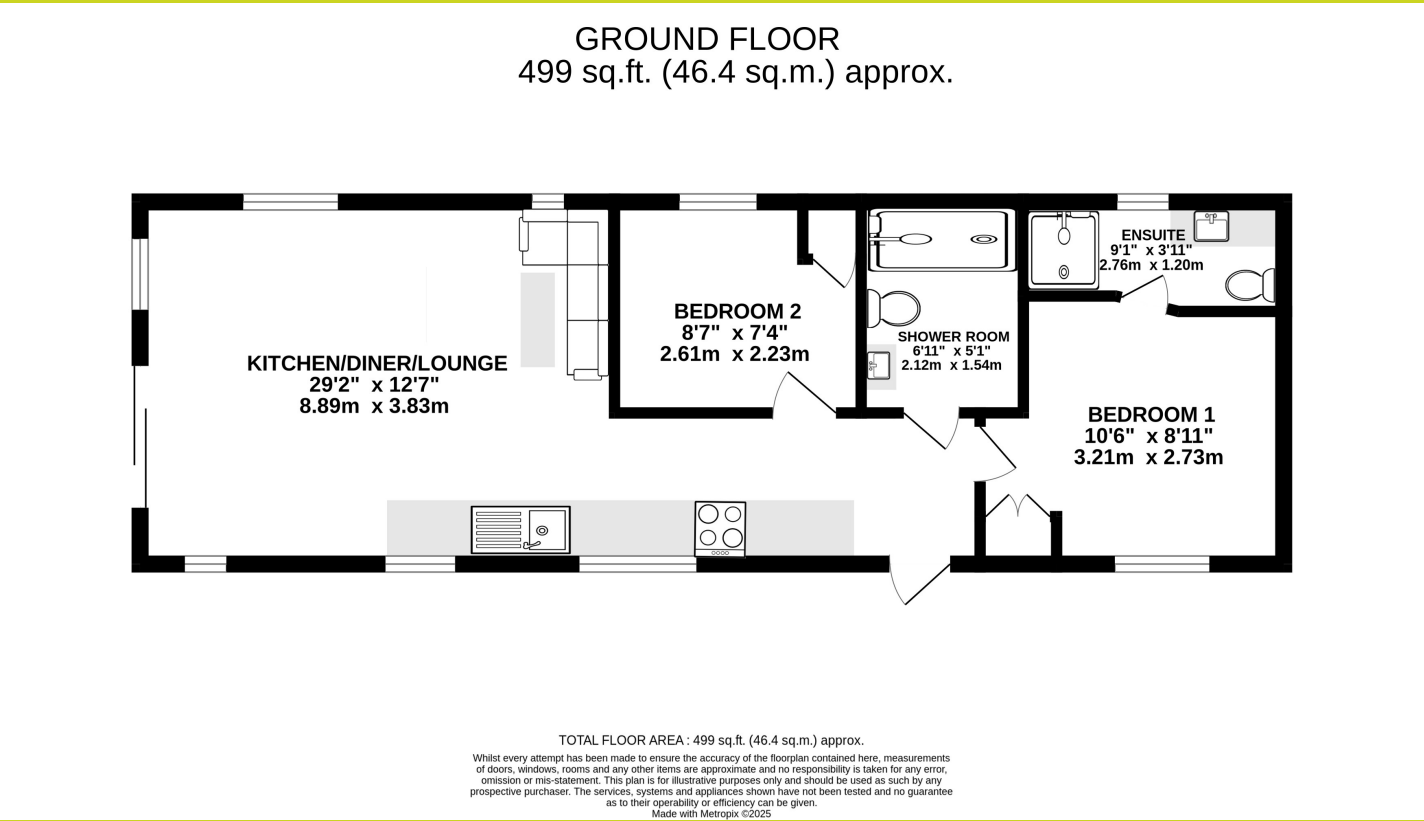
Disclaimer

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.

