





- MODERN KITCHEN
- FIELD VIEWS
- 2025 GROUND RENT PAID
- TWO ALLOCATED CAR PARKING SPACES
- BREAKFAST ISLAND
- INVESTMENT OPPORTUNITY
- TWO DOUBLE BEDROOMS
- GARDEN POND

MARKS & MANN

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MARKS & MANN



Fishing Lakes, Stonham Aspal, Stowmarket

Marks and Mann are excited to bring to market this exceptionally WELL-PRESENTED TWO BEDROOM lodge located in Stonham Aspal. The lodge features a raised decking area providing a relaxing seating area with countryside views, a well established garden with fish pond that could be converted into a splash pool and INVESTMENT OPPORTUNITIES with a high holiday let return. The property boasts stylish features throughout with a vaulted ceiling within the open plan kitchen/reception area, two double bedrooms, en-suite and walk-in wardrobe to the main, main bathroom and plenty of storage. The lodge is nestled within Stonham Barns providing on site shops, cafes and activities for all of the family. Vendors have found onward!

£135,000 Guide Price

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Kitchen/Reception

Open plan and well lit reception/kitchen area, the room has vaulted ceilings with hanging modern light fittings and dual aspect views. The reception area has LVT fitted flooring and neutral décor throughout. The space offers a great place to relax whilst overlooking countryside views and also providing a large social space to host guests. The modern kitchen has had new worktops added within the current ownership along with an extended unit, NEW mixer tap, NEW oven and gas hob and integrated fridge/freezer and dishwasher. There is a stylish splash back above the gas hob and an overhead extractor fan. Featured fireplace. Double French doors leading to the raised decking area.

Main Bedroom

Spacious double bedroom with fitted carpet. This bedroom is presented to a high standard with modern décor and feature walls. As the property suits residents and as a holiday home, the bedroom is equipped with a good size walk-in wardrobe with light and en-suite which includes a walk-in shower, WC and wash basin. The en-suite has a double glazed frosted window, extractor fan and radiator. There is a large double glazed window providing plenty of natural light within the bedroom area.

Second Bedroom

Good size second double bedroom with fitted wardrobes. The bedroom has fitted carpet and neutral décor. This is a great guest room or could be used as an office depending what is required. There is a large double glazed window overlooking the beautifully presented side garden.

Bathroom

A very well presented bathroom with three piece suite to include bath with overhead shower, WC and vanity wash basin. There is LVT flooring and floor to ceiling wall tiles. The current owners also have additional bathroom tiles which can be left if desired. Double glazed frosted window. Wall mounted mirrored storage.

Outside

Franti

The front of the property offers two allocated parking spaces and a fenced off area which includes a shed. For residential use this would be great for additional storage or could be provided as a storage area for suitcases should this be used as a holiday let. Outside light. Fence with access to the side garden and archway with established climber plants. Side;

Well presented side garden offering space for seating. There are steps which lead to the front entrance with additional outdoor lighting. There is a large

pond providing a tranquil environment when enjoying the outdoor space, the pond could be converted to a splash pool with a change of lining etc which could lead to a better conversion when letting.

Laid to lawn area, fully enclosed with fencing. Established tree outside of the boundary provides a shaded area to cool down in the warmer weather. Steps leading to the raised decking area and double French doors into the property.

Location

Located in Stonham Aspal within Stonham Barns, you will be within easy access to the A14 and large supermarkets a short drive away, local amenities and GP surgeries are located in Stowmarket or venturing slightly further out you will reach Ipswich, Bury St Edmunds or Norwich.

There is plenty of attractions for all ages to enjoy within the large Stonham Barns location. Suffolk Owl Sanctuary is where you can see an amazing range of birds of prey, red Squirrels, the Raptor Hospital, The Barclays Sensory Garden, an information center about Owls, a woodland walk, picnic areas and plenty of activities for children including a mini-maze, adventure frame and let us not forget the Meerkat Kastle.

The Golf Park offers a range of activities from golf simulators, Footgolf, a 9 hole golf course, and a fantastic Pirate themed adventure golf course.

Now give yourself a well-deserved break and pop into Carters of Suffolk, who have been producing handmade, hand painted novel and collectible teapots since the 1970's. You can also visit the Teapot Tearoom for tea or coffee and a piece of home-made cake.

There is a museum with a range of vintage Vauxhall Cresta Cars, Bedford TK Lorry, Grey Ferguson Tractors, BSA Motorbike, two fire engines plus a few more vintage vehicles.

Visit the shopping village where you will find many unique and interesting shops and businesses, or if you prefer some peace and quiet why not spend a relaxing day fishing around one of the stunning lakes.

There is also a large number of events going on during the year in the barn, theatre and on the showground from car, motorbike and truck shows, craft fairs, Children shows to music festivals.

With the site open 7 days a week, offering ample fun for all ages, a day out at Stonham Barns Park in the beautiful Suffolk Countryside could be just what you and your family need.













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Important Information

Tenure – Commonhold

The lodge can be used for 11 months a year with a break from December 31st to 1st February where the park is closed for use.

Services – We understand that calor gas, electricity, water and drainage are connected to the property.

Yearly costs - around £5,000 this has already been paid for 2025.

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



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