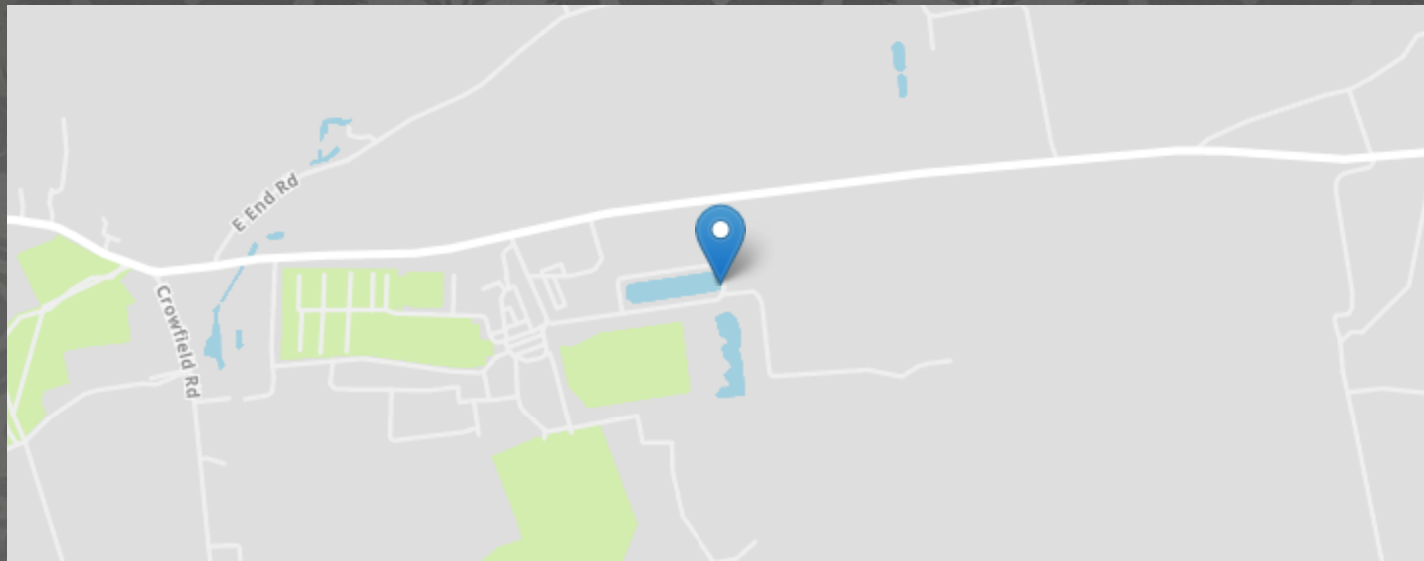


Pettaugh Road, Stonham Aspal, Stowmarket



- DESIGNED FOR ACCESSIBILITY
- ACCESSIBLE GALLEY KITCHEN
- SECOND TWIN BEDROOM
- DOUBLE GLAZING & CENTRAL HEATING
- GROUND RENT: £4,800 PER ANNUM
- OPEN PLAN LOUNGE & DINING AREA
- SPACIOUS PRIMARY BEDROOM
- LARGE ACCESSIBLE SHOWER ROOM
- NEUTRAL, MODERN DÉCOR
- OPTIONAL DECKING PACKAGE AVAILABLE

MARKS & MANN

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Website www.marksandmann.co.uk

MARKS & MANN



Pettaugh Road, Stonham Aspal, Stowmarket

The Willerby Richmond (2024 model) is a stylish and thoughtfully designed holiday home created with comfort and accessibility in mind. Measuring 37ft x 12ft, this beautiful two-bedroom lodge accommodates up to six guests and combines modern design with practical living for everyone to enjoy. With wide doorways, sliding internal doors, and low-threshold access, the Richmond has been designed for ease of movement throughout. The light, open-plan living area features wrap-around seating and a spacious dining space, while the contemporary galley kitchen includes a low-level sink, cooker, and integrated microwave for convenience. Both bedrooms are bright and well-proportioned, and the large accessible shower room offers safety and ease of use with grab rails and a walk-in shower. Finished in soothing neutral tones with subtle modern décor, the Willerby Richmond provides the perfect place to relax, unwind, and enjoy the surroundings of Stonham Barns Holiday Park.

£49,995 Guide Price

Pettaugh Road, Stonham Aspal, Stowmarket

Living Area

A spacious open-plan lounge filled with natural light from large bay windows. The neutral furnishings, wrap-around sofa, and dining nook create a bright and sociable atmosphere — perfect for relaxing or entertaining guests.

Kitchen

The modern galley kitchen features low-level worktops, a built-in microwave, cooker, sink, and plenty of storage space. Its clever layout and wide walkway make it easy to move around and prepare meals comfortably.

Dining Area

Thoughtfully designed with a freestanding table and accessible seating making it convenient for wheelchair users and families alike.

Primary Bedroom

A generous twin room with two single beds (option to convert to double), fitted storage, and a portable helper frame for added support. Decorated in soft, calming tones with matching curtains and bedding.

Second Bedroom

A comfortable twin room ideal for guests or family members, complete with ample storage, bedside table, and plenty of natural light.

Shower Room

A spacious and practical wet-room style bathroom fitted with grab rails, low threshold shower, adjustable shower head, and non-slip flooring, offering both safety and comfort.

Outside

The plot will include two parking spaces and decking can be added at an additional charge.

Location

Located within the vibrant Stonham Barns Park, this holiday home benefits from a unique setting that offers something for everyone. The park is home to a wide range of attractions and facilities including the Stonham Barns Golf Park, Owl Sanctuary, fishing lakes, shopping village, cafés, restaurants, and regular events such as classic car shows and family fun days.

Nestled in the Suffolk countryside, Stonham Barns is ideally positioned for exploring the beautiful Heritage Coastline, with Aldeburgh, Southwold, and

Framlingham just a short drive away. For nature lovers, scenic walking routes and local wildlife reserves are close by, while those looking for a peaceful retreat will love the park's welcoming community and year-round holiday licence.

Perfect for couples, families, or those seeking an accessible holiday home or rental investment, the Willerby Richmond at Stonham Barns combines comfort, practicality, and a great location for making lasting memories.

Important Information

Tenure – Commonhold
The lodge can be used for 11 months per year.
Services – We understand that calor gas, electricity, water and drainage are connected to the property.
Yearly costs - £4,800 2025

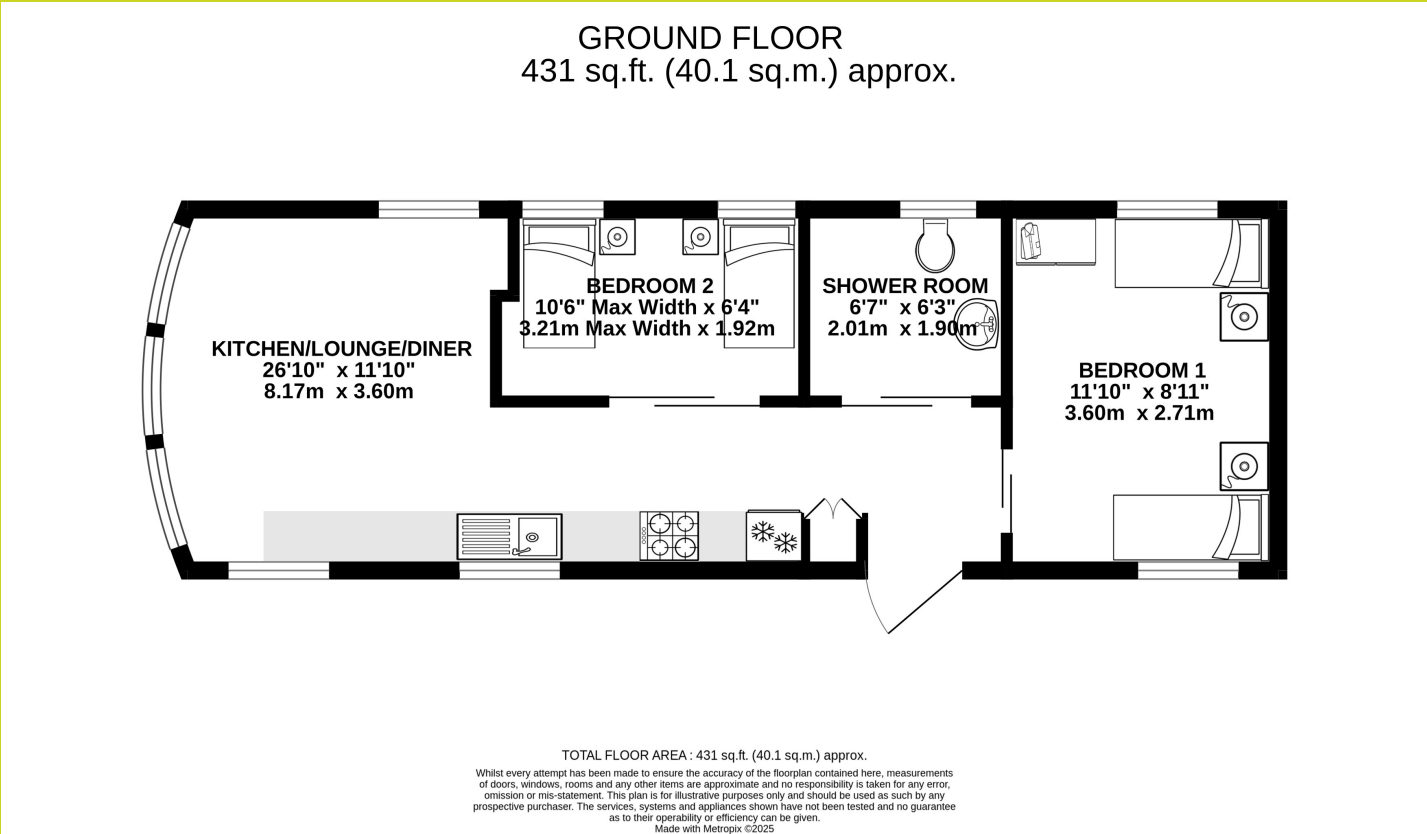
Disclaimer

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. New build properties - the developer may reserve the right to make any alterations up until exchange of contracts.

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.

Pettaugh Road, Stonham Aspal, Stowmarket



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

