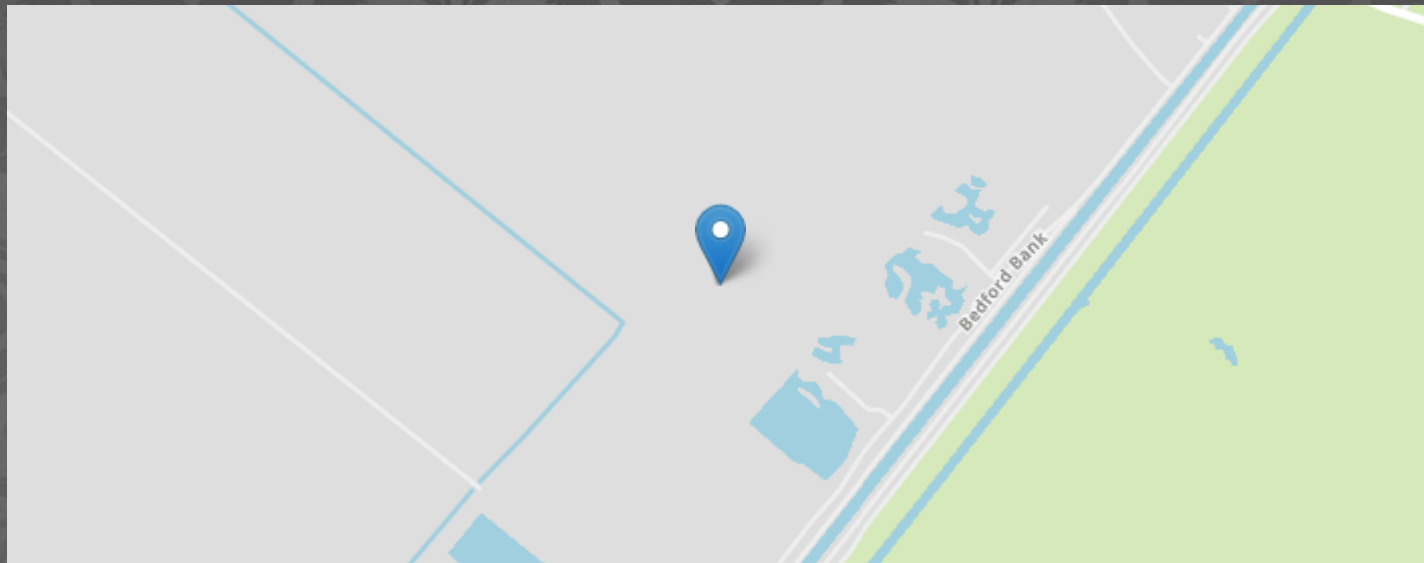


## Bedford Bank, Welney, Wisbech



- 1 YEAR'S GROUND RENT INCLUDED
- WALK-IN WARDROBE & EN-SUITE SHOWER ROOM
- 40FT X 20FT LODGE WITH RESIDENTIAL SPECIFICATION
- FULLY FURNISHED THROUGHOUT IN A CALMING, CONTEMPORARY PALETTE

- SPACIOUS OPEN-PLAN LAYOUT WITH NATURAL LIGHT
- DOUBLE GLAZING & CENTRAL HEATING
- BRAND NEW 2025 MODEL

# MARKS & MANN

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

01449 867 590

contactstowmarket@marksandmann.co.uk

Website [www.marksandmann.co.uk](http://www.marksandmann.co.uk)

# MARKS & MANN



## Bedford Bank, Welney, Wisbech

Introducing the Regal Harlington Lodge, a STUNNING brand new 2025 model designed to offer the ultimate in contemporary comfort and luxury living. Perfectly positioned at Pisces and Acorn Country Park, this spacious 40ft x 20ft, two-bedroom lodge enjoys beautiful lake views and a peaceful setting ideal for both relaxation and recreation. Inside, the Harlington showcases a stylish, earthy colour palette that instantly creates a sense of calm. The open-plan living space combines a bright and airy lounge with large windows, a modern fully fitted kitchen, and a dedicated dining area—making it perfect for both quiet evenings and entertaining guests. Complete with residential specification, double glazing, central heating, and 1 year's ground rent included, the Regal Harlington Lodge represents a rare opportunity to own a beautifully finished lakeside retreat on a sought-after 12-month holiday park.

**£149,995 Guide Price**

## Bedford Bank, Welney, Wisbech

### Open Plan Living Area

A spacious, light-filled lounge with plush neutral sofas, feature wall shelving, and panoramic windows overlooking the water. The soft earthy colour scheme creates a calm, elegant atmosphere, complemented by French patio doors leading out to the 'decking area'.

### Kitchen & Dining Area

The modern U-shaped kitchen features integrated appliances including dishwasher, WINE cooler, oven and fridge/freezer. Ample counter space, and a breakfast bar with space for two seats. The adjacent dining area, with double doors to the outside, offers lovely park views—perfect for leisurely breakfasts or entertaining guests

### Primary Bedroom

A serene and stylish room with a king-size bed, overhead storage, bedside tables, and a full walk-in wardrobe including fitted shelves and hanging space. The large window frames tranquil lake views, bringing the outdoors in.

### En-Suite Shower Room

The en-suite continues the natural aesthetic with wood-grain finishes, a vanity sink, storage shelving, and a spacious walk-in shower. Heated towel rail.

### Bedroom Two

A generous twin room with matching beds, fitted storage, and a large window for natural light—ideal for family or guests.

### Family Bathroom

Finished to a high standard with a large modern basin, mirrored storage, chrome towel rail, and shower enclosure.

### Location

Located at the tranquil Pisces and Acorn Country Park, this lodge offers the ideal escape from busy city life. Set amongst beautifully landscaped grounds with three picturesque fishing lakes, the park is perfect for those seeking peace, nature, and quality time with loved ones.

Nearby, you'll find charming market towns such as Welney, Downham

Market, and Ely, offering shops, cafes, and historical attractions. The Norfolk coast and Thetford Forest are also within easy reach for day trips.

Whether you're looking for a private countryside retreat, a family holiday base, or a profitable holiday rental investment, the Regal Harlington Lodge is an exceptional choice.

### 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 - £5,000

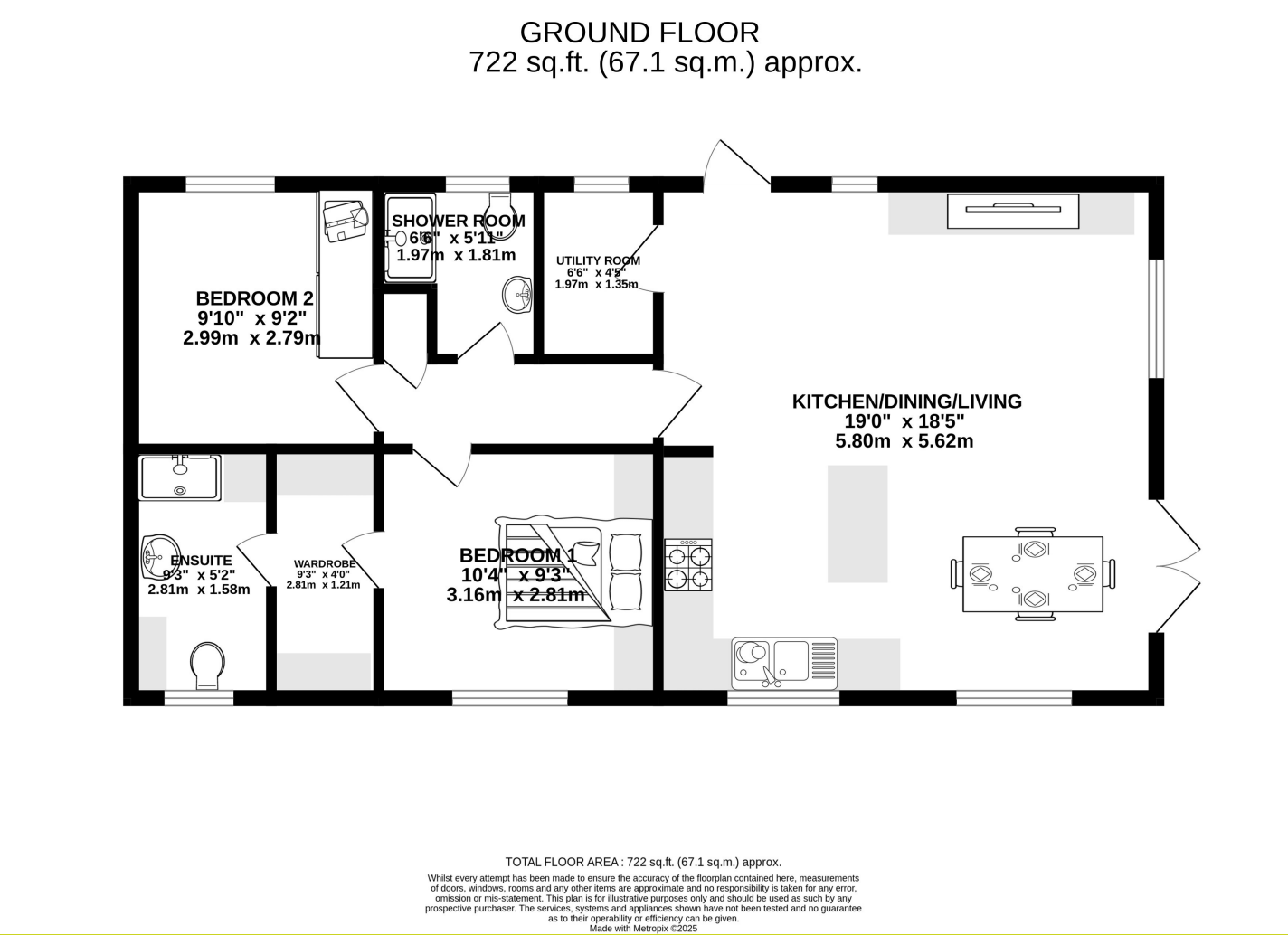
### Disclaimer

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.

