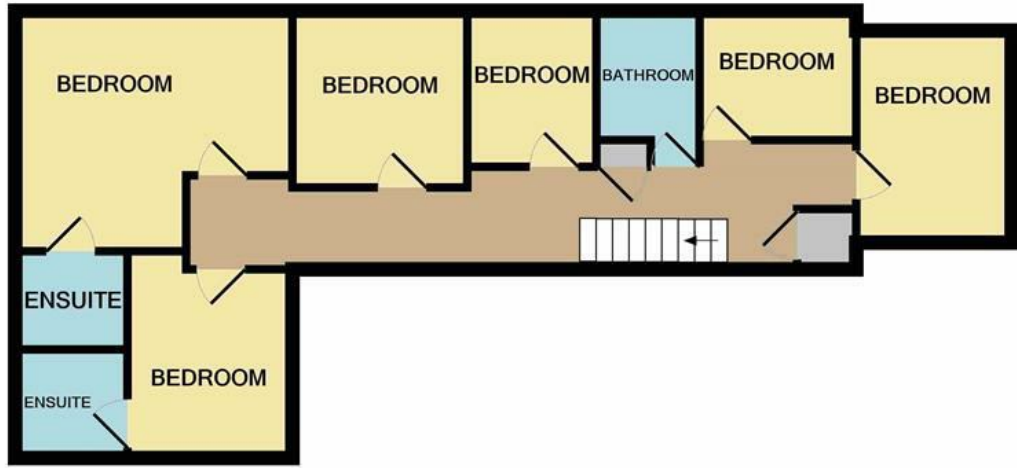


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		43	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Disclaimer – In accordance with the Property Misdescriptions Act, the company gives notice that all descriptions, references to condition, necessary permissions for use and other details are given in good faith and believed to be correct, but any intending lessees do not rely on them as statements of fact, but must satisfy themselves by inspection or other means, as to their accuracy.



The Street | North Walsham | NR28  
Offers In Excess Of £1,000,000



abbotFox Bespoke presents Staithe Lodge and Staithe Barn, a unique and flexible investment opportunity within an area of outstanding natural beauty backing onto the North Walsham and Dilham Canal.

Staithe Lodge, a recently extended and improved traditional Norfolk cottage with six bedrooms, is currently operating as a highly successful holiday let. August alone this year has over £20,000 worth of bookings with this year's (May 2021 - end of December 2021) projection being £80,000. It is expected that within the full year of 2022 the property will gross £100,000.

Staithe Barn is a substantial six bedroom barn conversion with holiday let consent, currently under construction and due to be completed in September 2021. The property once finished is expected to generate a gross income of at least £100,000 per annum.

Accommodation in brief:

Staithe Lodge

Reception hall; WC, kitchen breakfast room, snug/utility room, pantry, lounge with wood burning stove through to a formal dining room with bi folding doors and door to a games room. The first floor provides six bedrooms, two with en suites and family bathroom. Outside, the property features a parking area for several vehicles, an enclosed rear garden features a hot but and backs onto the North Walsham and Dilham Canal.

Staithe Barn

Currently under construction and due to be completed in May 2021. Grand reception hall, open plan kitchen lounge dining room, games room, six bedrooms four featuring en suites and a good sized family bathroom. The barn backs onto the North Walsham and Dilham Canal with sensational views across the wetland and countryside beyond.

The properties are being sold together.

Further information and financial details can be provided upon request.

