



## LOWER WOOD FARM

Browns Lane | Mautby | Norfolk | NR29 3JQ

# LOWER WOOD FARM COUNTRY COTTAGES

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A well maintained and established Holiday Cottage complex, situated 2 miles from the Norfolk Coast and the Norfolk Broads in a prime holiday destination location. All have been awarded Visit Britain 4 and 5-star Gold Ratings.

The complex comprises a 19th Century former farm house and outbuildings converted into eight self-contained cottages used as holiday lets, providing a total of 23 bedrooms (sleeping 45).

A further 3 bedroom unit is currently used as a manager's house.

Set in unspoilt private gardens and grounds of 4.26 acres with a southern aspect, guests can enjoy an indoor heated swimming pool and children's play centre.

Staff and cottage equipment storage room.

In addition, is a self-contained residential one bedroom flat, subject to an assured shorthold tenancy and Caravan Club approved touring caravan site for up to 5 pitches and ample parking.

For Sale Freehold

Guide Price in excess of £2,250,000

For further information contact

Humberts 01603 661199 [norwich@humberts.com](mailto:norwich@humberts.com)





## LOCATION

### Approximate Distances:

|                                |          |
|--------------------------------|----------|
| Norfolk Coast & Caister-on-Sea | 2 miles  |
| Filby and Ormesby Broads       | 2 miles  |
| Gt Yarmouth                    | 5 miles  |
| Norwich                        | 19 miles |

Mautby is well located for access to sandy beaches in a prime holiday destination area on the Norfolk Coast and close to the Broads. The Broads are renowned for sailing, boating, and fishing, as well as havens for wildlife. Close by are Filby and Ormesby Broads, and there is access to the whole Boards network at Potter Heigham and Wroxham. Designated as a National Park, the Broads are an area of protected wetland, man made created by peat digging and dating back to 12th Century.

Other local attractions include Thrigby Hall Wildlife Gardens, the seals at Winterton and the Victorian holiday resort of Gt Yarmouth with its visitor attractions such as the Time and Tide Museum, the Nelson Museum, the Sea Life aquarium, Merrivale Model Village, the Pleasure Beach and Joyland Amusement Parks, Hippodrome Circus and Britannia Pier. Leisure activities include horse and greyhound racing in Gt Yarmouth and there are golf courses at Caister-on-Sea and Caldecott Hall.

## DESCRIPTION

Lower Wood Farm Country Cottages offer an ideal opportunity for an owner occupier looking for a lifestyle change, or an investor looking for a business opportunity. Surrounded by farmland and approached by a shared drive, the complex has a southern aspect and is set in just over 4 acres of well maintained gardens and grounds.

The complex comprises traditional brick and tile 19th Century buildings that have benefitted from extensive investment since it was established in 1998.

The swimming pool complex was built in 2003 and the Play Barn and Cape Cottage was built in 2011.

The original farmhouse has been converted into three letting units and *Crabapple Barn* is a mid-terrace house















that is now used as the manager's accommodation. Extending to 187 m<sup>2</sup>, this comprises a stunning large first floor reception room, with an open plan kitchen. On the ground floor is a double bedroom with en-suite bathroom, further double bedroom with family bathroom, utility room/3rd bedroom with shower and wc and office/4th bedroom. The Cottages are as follows:

**The Farmhouse:** Entrance hall, kitchen/dining room and sitting room, double and triple bedroom on the first floor with a bathroom and shower and a super king second floor bedroom with en-suite facilities. Extends to 154 m<sup>2</sup> and sleeps 7. EPC band E.

**The Cottage:** Entrance hall, kitchen/dining room and sitting room, WC; a double and twin bedroom on the first floor with shower room and a double bedroom on the second floor with en-suite facilities. Extends to 132 m<sup>2</sup> and sleeps 6. EPC band D.

**Appleloft:** Entrance hall, first floor reception and open plan kitchen and a double and two twin bedrooms with en-suite facilities and a shower room. Extends to 108 m<sup>2</sup> and sleeps 4. EPC band D.

**Bramley Cottage:** Entrance hall, first floor reception and open plan kitchen ; a double bedroom and two single rooms, with a family bathroom with bath and shower attachment. Extends to 78 m<sup>2</sup> and sleeps 5. EPC band E.

**Pipkin Cottage:** Entrance hall, first floor reception and open plan kitchen; double bedroom and one twin bedroom with family bathroom, with a bath and shower attachment Extends to 63 m<sup>2</sup> and sleeps 4. EPC band E.

**Russett Cottage:** Entrance hall, first floor reception and open plan kitchen; a double and two single bedrooms, family bathroom with shower attachment. Extends to 83 m<sup>2</sup> and sleeps 4. EPC band E.

**Braeburn Barn:** Four ground floor bedrooms; master with en-suite bath and shower, 2nd double bedroom with en-suite shower, a twin bedroom and a triple bedroom. Family bathroom with bath and shower. Large first floor



stunning reception room with open plan kitchen. Extending to 219 m<sup>2</sup> and sleeps 9. EPC band E.

**Cape Cottage:** Reception room with open plan kitchen two super king bedrooms with wet room and en-suite facilities. Disability Act Compliant . Extending to 120 m<sup>2</sup> and sleeps 5/6. EPC band D.

**Private residential flat:** Situated above a general staff room, the Worcester Loft is a first floor flat comprising a reception room and open plan kitchen and bathroom and a mezzanine bedroom and bathroom. Currently let on an assured shorthold tenancy at £725 pcm. Separate shower and WC facilities are available for the 5 pitch Touring Caravan site.

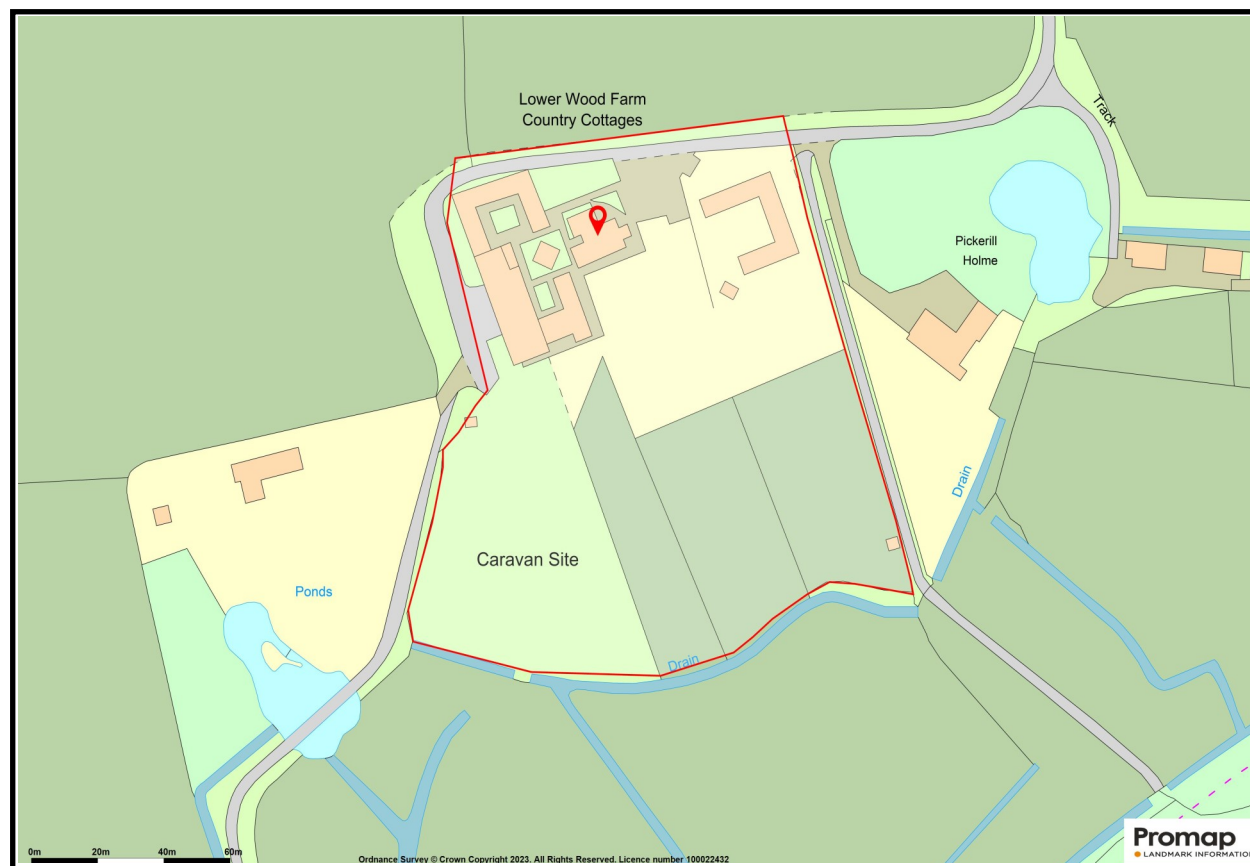
**The Swimming Pool Complex** comprises an indoor pool 12.5m x 4.5m, with underfloor heating, and air condition unit, changing room facilities, WCs, Plant room and a Laundry Room. **The Play Barn** is “L” shaped and equipped as a play area for children but could provide conference facilities or function/entertainment venue, with a changing room and WC.

## GARDENS AND GROUNDS

The property extends to about 4.26 acres of grounds with a southern aspect, and comprises lawned garden, site for 5 touring caravans and an attractive courtyard garden with a purpose built canopy and BBQ.

## THE BUSINESS

The Complex comprises eight self-catering holiday cottages, with leisure facilities including a pool and Play Barn with conference facilities, self-contained flat, manager’s accommodation and 5 touring caravan pitches. Located in a prime holiday destination area close to the Broads and the Coast, there is relatively low competition. The Business has been established since 1998 and has built up a good reputation with much repeat business, a high occupancy rate (circa 80%), and has been awarded 4 and 5 Gold Star ratings by Visit Britain.



The business has turned over in excess of £325,000 in the year ending December 2022. For further information on the accounts, please contact the agents on 01603 661199 or by email: [norwich@humberts.com](mailto:norwich@humberts.com).

The current owners are retiring and have stated that they may be prepared to manage the business initially for a new owner, whilst they are living adjacent to the site.

## FIXTURES AND FITTINGS

The Cottages are fitted out to an excellent standard and have fully fitted kitchens, fully fitted bathrooms and free

standing furniture including widescreen TVs, and appliances that are included in the sale.

## SERVICES

The properties have mains water, electricity and oil central heating and hot water.. Drainage is to a private sewerage system which we understand complies with current regulations. There is wireless internet access and underfloor heating to the Pool Complex, Playbarn, The Cape Cottage, Crabapple and Braeburn Barns

## LOCAL AUTHORITY

Great Yarmouth Borough Council - 01493 856100

Manager's House: Band C - £1,846.28 for current year

Business Rates: .Rateable Value £19,750 currently for Small Businesses 0.49p is payable in the £.

## TENURE

Freehold. Offered with vacant possession, subject to the assured shorthold tenancy on the flat.

## VIEWING

Strictly by prior appointment with Humberts on 01603 661199 or [norwich@humberts.com](mailto:norwich@humberts.com)





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