









Coach House 44 | £250 000

Lakeside, no makeover included

Pitch Fee £8 000 plus VAT

Licence End Date 01.10.2031

Imagine waking up to **panoramic 180° lake views** from your luxuriously renovated cabin—a serene escape where modern elegance meets nature's beauty. This stunning lakeside haven has been meticulously transformed with high-end finishes, offering a turnkey retreat designed for relaxation.

Why You'll Love It: Breathtaking Scenery – Uninterrupted lake views from a spacious, private plot.

Light-Filled Living – Dual-aspect bi-folds & Velux skylights create a bright, airy ambiance

Seamless Indoor-Outdoor Flow – Open up to nature with sleek, modern design

This isn't just a cabin—it's a luxury lifestyle. Whether you're seeking a peaceful getaway or an entertainer's paradise, this exquisitely upgraded retreat delivers it all

For any further information, please contact:
ownership@frittonlake.co.uk
T.01493 484 008

MAIN FEATURES

+ OPEN PLAN LOUNGE DINING AREA
+ KITCHEN & ISLAND WITH COOLER
+ BATHROOM WITH JAPANESE WC
+ SLEEPS 6

ADDITIONAL FEATURES

+ HANGING WOOD BURNER
+ NEW WINDOWS INTEGRAL BLINDS
+ SOLAR SMART VELUX SKYLIGHTS
+ QUOOKER HOT TAP
+ SMART ELECTRIC HEATING
+ NEW FLOORING THROUGHOUT
+ EXTENDED WRAP AROUND DECK
+ WOOD FIRED HOT TUB
+ NEW ROOF
+ ADJACENT PARKING
+ FULLY FURNISHED

WHY CHOOSE FRITTON?

+ A FAMILY-OWNED COUNTRY ESTATE
+ NO STAMP DUTY ON 2ND HOME TAX
+ SUBLETTING OPPORTUNITIES
+ TWO EXCELLENT PUBS ON SITE
+ CLOSE TO NORWICH & THE BROADS
+ ONLY TWO HOURS FROM LONDON







Coach House 44 | Cabin Modernisation

You can choose to have a new 20 year licence if you achieve the external Fritton standard. This cabin would require a new deck posts & rail, the cost of this works is budgeted at £10 000.

20 years

Have a new licence with 20 years on your ownership at Fritton: £57 600.

Make it yours

Our interior design service, Valentine & Silver, offers hand-picked furniture packages for every room, inside and out. Whether it's a family retreat or a holiday let, you just arrive.

We're excited about the future, and we'd love for you to be part of it.

MEMBERS CLUB

+ PRIVATE MEMBERS CLUB
+ SET IN 1000 ACRES OF REWILDING
+ CLUBHOUSE FOOD & DRINK
+ TWO MILE LONG LAKE
+ HEATED OUTDOOR SWIMMING POOL
+ SAUNA ON THE LAKE
+ GRASS & CLAY TENNIS
+ BIOGYM WITH CLASSES
+TREATMENTS
+ CROQUET, PETANQUE, OUTDOOR GAMES
+TRAIL RUNNING
+ TIMETABLE OF EVENTS AND ACTIVITIES

Fritton Lake is the only private members' club in the Wild East of England, and we're proud to be a growing, happy family of owners and members.

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