

1 Hedgehog Meadow

Brackenborough Lakes Resort, Louth

MASONS

SINCE 1850

1 Hedgehog Meadow

Brackenborough Lakes Resort,
Brackenborough, LN11 0SZ



Modern two-bedroom holiday lodge

Built in 2022

Popular Brackenborough Lakes Resort

Close to Louth market town

Spacious open-plan living accommodation

Fully fitted kitchn with integrated appliances

Principal bedroom with en-suite

Large decked terrace with jucuzzi spa

Fully furnished - included in the sale

Holiday let investment or second home opportunity

A superbly presented and fully furnished two-bedroom holiday lodge, built in 2022 and situated within the popular Brackenborough Lakes Resort, on the grounds of the award-winning Brackenborough Hotel, close to the historic market town of Louth.

Offering spacious and well-appointed accommodation, the lodge features an open-plan kitchen, living and dining area, master bedroom with en-suite shower room, second bedroom and family bathroom.

Externally, there is a generous decked terrace with glazed balustrade and an included Jacuzzi spa, providing an ideal space for outdoor relaxation and entertaining. All furniture and furnishings shown in the photographs are included within the sale. The lodge offers an attractive investment opportunity with holiday rental potential, or alternatively can be enjoyed as a second residence.

MOVEWITHMASONS.CO.UK
01507 350500

Accommodation

A spacious entrance hall with wood-effect flooring and a useful storage cupboard housing the gas-fired central heating boiler. A door leads through to the impressive open-plan kitchen, living and dining area, providing a light and spacious environment for both relaxing and entertaining. The kitchen is fitted with a comprehensive range of base and wall units, complemented by work surfaces and a stainless steel sink. Integrated appliances include a dishwasher, fridge freezer, oven, hob and extractor, together with a washing machine and microwave.

The living and dining area continues with carpeted flooring, an electric fire and wall-mounted television, with patio doors opening directly onto the decked terrace.















The master bedroom is a good-sized double room with built-in cupboards and a separate walk-in wardrobe, together with carpeted flooring and access to an en-suite shower room. The en-suite is fitted with a shower cubicle, WC and wash hand basin, complemented by a heated chrome towel rail and wood-effect flooring.

The second bedroom is arranged as a twin room and also benefits from carpeted flooring. The family bathroom is fitted with a panelled bath with shower over, WC and wash hand basin, together with a heated chrome towel rail and wood-effect flooring.







Outside

The lodge enjoys a particularly attractive outdoor space, featuring a spacious decked terrace with glazed balustrade, providing an excellent area for outdoor relaxation and alfresco dining. The Jacuzzi spa is included within the sale, along with the outdoor table and chairs. Parking is available within the nearby car park, which is free of charge.



Agent Notes

The lodge was constructed in 2022 and was originally sold with the benefit of a 10-year warranty dating from its construction.

The current 35-year term relates to the site licensing agreement rather than the ownership of the lodge. Upon expiry, a new agreement will be issued or transferred as part of a subsequent sale. The transfer process is handled directly by Brackenborough Lakes Resort, and we believe a solicitor is not required for this process, according to the licencing agreement.









The current annual ground rent is £4,356, generally payable monthly. There is also an annual charge of £250, which covers waste water. Water, Gas and electricity are charged separately according to individual consumption.

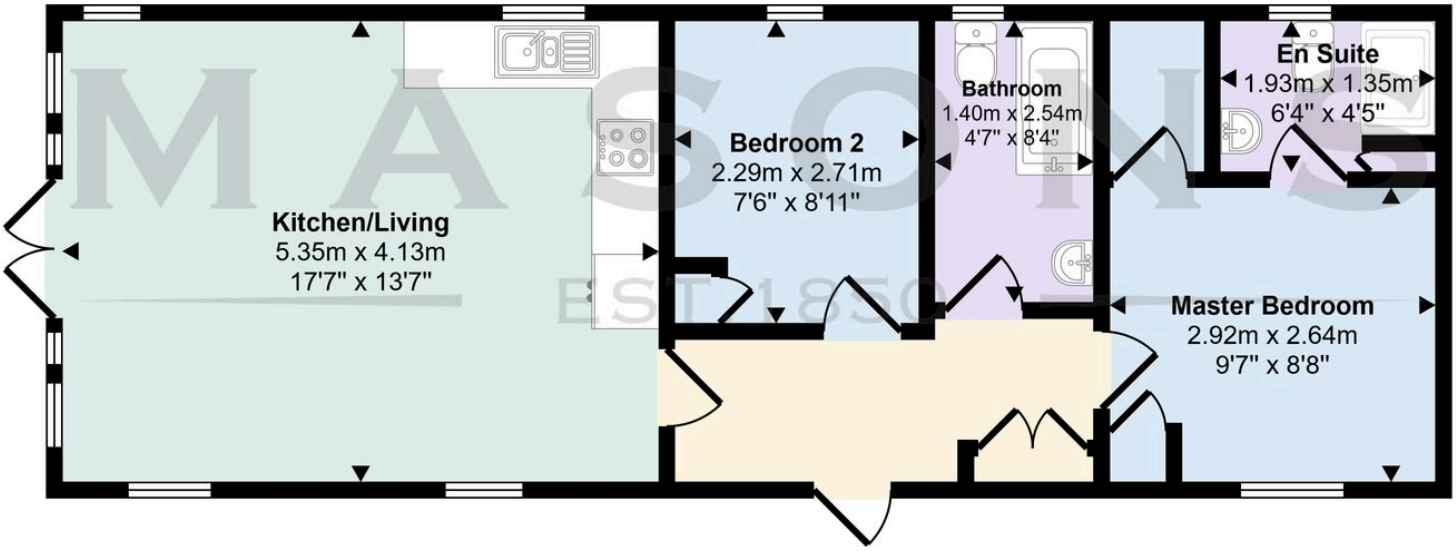
The lodge must either be operated as a holiday let through Brackenborough Lakes Resort or used as a second residence and can be used 12 months of the year. It cannot be occupied as a primary or permanent residential home.

Holiday rental income is variable and will depend upon occupancy levels, seasonal demand and performance from year to year. The current owner advises that a net return of approximately 6%–8% may be achievable on an investment of £100,000, although this is not guaranteed and prospective purchasers should make their own enquiries regarding rental performance and associated costs.

Furniture and furnishings: All furniture and furnishings shown in the property photographs are included within the sale.



Approx Gross Internal Area
51 sq m / 551 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like real items. Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale.

Louth

Vibrant Living in the Wolds

Known as the Capital of the Lincolnshire Wolds, the historic market town of Louth is a wonderful destination for a relaxing holiday, combining traditional market-town charm with an excellent choice of places to visit, eat and explore. The town hosts three bustling weekly markets alongside a variety of seasonal events and festivals throughout the year. Its attractive town centre is home to an abundance of independent shops, cafés, restaurants, wine bars and traditional country pubs, offering plenty of opportunities to enjoy a leisurely lunch, an evening meal or a spot of shopping. For entertainment, visitors can enjoy the local theatre and cosy cinema, adding to Louth's welcoming atmosphere and year-round appeal.

For those who enjoy the great outdoors, Louth is ideally situated on the edge of the beautiful Lincolnshire Wolds, an Area of Outstanding Natural Beauty, with miles of scenic countryside, picturesque villages, walking routes and bridleways to discover. Closer to the town, the delightful green spaces of Westgate Fields and Hubbards Hills provide peaceful surroundings for a leisurely stroll or a relaxing afternoon. There is also an excellent choice of leisure facilities, including a modern sports and swimming complex, tennis academy, golf club, bowls club and equestrian centre.

The Lincolnshire coast is just seven miles to the east, making it easy to enjoy a day by the seaside. With its traditional coastal villages, sandy beaches and nature reserves, the area offers something for everyone, whether you prefer a relaxing day by the sea, birdwatching, walking or exploring the local coastline.

Louth also makes an excellent base for exploring further afield, with the historic city of Lincoln approximately 26 miles away and the coastal town of Grimsby around 16 miles to the north. Whether you are looking for countryside adventures, coastal days out, good food, independent shopping or simply somewhere to unwind, Louth and its surrounding area offer an appealing destination for a memorable Lincolnshire getaway.









Viewing

Strictly by prior appointment through the selling agent.

Council Tax

n/a

Services Connected

We are advised that the property is connected to mains gas, electricity, water and drainage but no utility searches have been carried out to confirm at this stage.

Tenure

Holiday Licence

Location

What3words: ///satin.notch.thumb

Directions

Follow the A16 towards Louth and take the turning signposted for Brackenborough Lakes Resort at Cordeaux Corner. On entering the resort, follow the main driveway past the hotel and reception, continuing around towards the rear of the grounds. Follow the internal road and signage for the lodges, which are situated beyond the main hotel buildings and Hedgehog meadows is off to the left.

Agent's Note

The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise stated. Plans/Maps are not to specific scale, are based on information supplied and subject to verification by a solicitor at sale stage. Material information, compliant with Digital Markets Competition and Consumers Act 2024, is available on request or from the website listing.

MASONS

SINCE 1850

Cornmarket,
Louth, Lincolnshire
LN11 9QD

01507 350500

Exceptional Service 2026 feefo

RICS Regulated by RICS

Platinum Trusted Service Award 2026 feefo

Important Notice

Masons Louth for themselves and for vendors or lessees of this property whose agents they are given notice that:
(i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
(ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
(iii) No person in the employment of Masons Louth has any authority to make or give any representation or warranty whatever in relation to this property;
(iv) No responsibility can be accepted for any costs or expenses incurred by intending purchasers or lessees in inspecting the property, making further enquiries or submitting offers for the property.