At a glance

- Established lifestyle business
- Mature 2.9 acre coarse fishing lake
- Scandinavian log cabin
- 3 bedroom owner's dwelling
- Planning permission for additional cabin
- Site extending to 9 acres (3.6 ha)
Established lifestyle business in East Yorkshire

Bywater Lake offers an attractive holiday accommodation business with an owner’s dwelling and mature lake.

The Property

Set on the edge of a beautiful lake surrounded by 9 acres of landscaped garden, woodland and meadowland. Bywater Lake is over 100 years old and has matured into a beautiful habitat for an array of wildlife and fish.

Location

Situated at the foot of the Yorkshire Wolds and within the Vale of York Bywater is located on the northern edge of village of Newport, approximately 7 miles east of and 13 miles south west of the popular market towns of Howden and Beverley respectively. 2 miles from junction 38 of the M62.

The Lake

Extending to 2.9 acres, with a maximum depth of 13ft (4 meters) and 8 Swims, Bywater Lake was created over 100 years ago for the extraction of clay for the brick / tile industry. It has now matured into a very attractive tree-lined lake.

Stocked with specimen carp up to 28lbs, pike to 25lbs, bream to 11lbs and eels to 6lbs.

The Property

Bywater comprises a 3 bedroom owner’s bungalow, luxury lakeside log cabin and coarse fishing lake.

Bywater Bungalow

A brick and timber framed dwelling under a ridged tile roof with uPVC double glazed windows throughout and gas fired central heating.

Well screened from the remainder of the property the bungalow enjoys a peaceful setting overlooking the lake.

The accommodation comprises:

Front Hallway (2.35m x 1.64m) Laminate floor throughout.

Lounge (3.80m x 6.15m) Bay window, multi fuel stove on slate hearth. Patio doors to garden.

Cloakroom (2.10m x 1.21m) wash hand basin and WC

Kitchen (8.00m x 2.87m) overall including Dining area (3.03m x 3.18m) fitted with wall and base units, including fitted dishwasher, fridge and electric cooker.

Bedroom 1 (4.01m x 2.87m) En-suite Bathroom (1.60m x 1.97m) tiled floor and part walls. Walk-in shower cubicle, pedestal wash basin and WC.
The business is based on exclusive fishing holidays for adults, the current owners choose not to take pet bookings. The business could be expanded with an additional cabin(s).

Bedroom 2 (4.06m x 2.99m)
Bedroom 3 (3.45m x 3.10m)

Outside The bungalow is surrounded by the spacious and superb landscaped gardens with mature lawns, shrub and tree borders. Extensive raised patio area. Ample car parking.

Bywater Holiday Lodge
The two bedroom Scandinavian log cabin was constructed approximately 8 years ago. The cabin stands in a secluded location, with privacy from the owner’s dwelling, with its own car park and grounds. Finished to a high standard, the accommodation comprises:

Hallway (with side entrance) 4.71m x 3.03m
Open plan lounge, dining area, and kitchen gloss wall and base units with gas hob, electric oven, dishwasher, fridge and microwave. 42" LCD TV.

Bedroom 1 (4.38m x 3.25m) with en-suite bathroom (2.8m x 1.7).
Bedroom 2 (3.06m x 3.65m) Family bathroom, shower and WC.

The large veranda includes a hot tub and seating/barbecue area. Separate storage building with electric supply for the storage of fishing equipment.

Storage/Workshop Building
Enclosed steel framed building (30 x 30ft) with concrete floor and additional 15ft lean to. Supplied with single phase electricity.

The property is very well screened by mature mixed woodland trees both within and outside the boundaries of the property.
Bywater Lake was created over 100 years ago for the extraction of clay for the brick / tile industry. It has now matured into a very attractive tree-lined lake.

The Business
The current business is based on exclusive fishing holidays for adults, the current owners choose not to take pet bookings.

Bywater Holiday Lodge prices range between £500-605, £605-710 and £790-865 depending on the season. The current turnover is between £25,000-27,000 per annum. The business could be expanded with additional cabin(s).

Planning
08/02183/PLF - Bywater has planning permission for 2 log cabins (1 additional cabin).

Restrictive Covenant
The area hatched blue on the attached site plan is subject to a restrictive covenant against permanent residential use. We understand this area of land could be used for stables and holiday lodges without being in breach of the covenant (subject to planning).

Services
Bywater Bungalow is connected to tanked LPG, the Holiday Lodge has LPG bottles. Both residential units are connected to mains electricity and water. Foul drainage is to private systems.

Website
www.bywaterlake.co.uk

Agents’ Notes
Tenure & Possession
The property is offered for sale freehold as a whole with vacant possession on completion.

Fixtures, Fittings & Stock
The sale includes fixtures and fittings and fish stocks within the ponds. Fenn Wright and Dee, Atkinson & Harrison are not liable in any way for the quality or
quantity of the fish stocks, nor any death or disease that may affect such stocks. Purchasers must satisfy themselves as to the quality and quantity of the fish stocks prior to purchase.

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Local Authority
East Riding of Yorkshire Council, County Hall, Cross Street, Beverley
HU17 9BA

Photographs taken: 2018
Particulars prepared: September 2018

Guide Price
£765,000

Viewing
Strictly by appointment through joint agents:
Fenn Wright
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Driffield
East Yorkshire
YO25 6LD
Contact: David Atkinson
01377 253151
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Plans
Directions
From North Cave travel towards the M62 junction turning left towards Newport and Gilberdyke. As you enter into the village of Newport drive past the shops then over the canal, before turning right into Thimblehall Lane. Follow the road, crossing over the M62 and at the ‘T’ junction turn right and the bungalow is a little further down the lane on the right hand side accessed via a neat tarmac drive.

The property has extensive road frontage to Landing Lane with a secondary access thereto.

*Safety Note to Fishery Buyers*
Please ensure care is taken when viewing and walking near to lakes and areas of water. Do not walk close to the edge of waterways, and ensure children are supervised at ALL times.
Lakes, Ponds & Rivers can be very dangerous so THINK SAFETY FIRST!

To find out more or book a viewing
01206 216 555

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