

DURRANTS
SINCE 1853



LITTLE LAKELAND CARAVAN PARK

WORTWELL, HARLESTON, NORFOLK, IP20 0EL



Little Lakeland Caravan Park - 5 Bespoke Caravans.

Set within the gently undulating countryside of the Waveney Valley, Little Lakeland Caravan Park enjoys a particularly peaceful position in the village of Wortwell, close to the Norfolk and Suffolk border.

Surrounded by open countryside and established greenery, the park has a wonderfully secluded and unhurried character, providing an appealing setting for those looking to escape the pace of everyday life.

At the heart of the park is its attractive fishing lake, creating a picturesque focal point and enhancing the sense of tranquillity that defines Little Lakeland. Mature planting and well-established surroundings contribute to the park's attractive character, with individual holiday homes enjoying a pleasant relationship with the natural landscape. It is a setting where mornings can begin slowly, with the countryside on the doorstep, and evenings can be spent simply enjoying the peace and privacy of the surroundings. The location is equally appealing.

Wortwell sits within an attractive stretch of the Waveney Valley, an area renowned for its rolling countryside, winding waterways, picturesque villages and wealth of wildlife. The surrounding landscape provides excellent opportunities for walking, cycling and exploring, with a network of quiet country lanes and footpaths leading through the neighbouring countryside.

The nearby market town of Harleston provides a convenient range of everyday amenities, including independent shops, cafés, restaurants and local services, whilst the larger centres of Diss, Bungay and Norwich are all accessible by road. For days further afield, the Norfolk Broads and Suffolk Heritage Coast offer an exceptional choice of places to explore, from riverside villages and historic market towns to the beaches and coastal charm of Southwold.

Little Lakeland therefore offers more than simply a base for a holiday; it provides an opportunity to enjoy a more relaxed way of life within an exceptionally attractive corner of the countryside. Whether used as a peaceful weekend retreat, a place to spend extended holidays with family and friends, or simply somewhere to escape to whenever time allows, the combination of its rural setting, attractive lake and convenient position makes Little Lakeland a particularly appealing destination.

As an added benefit, the 2026 site fees will be paid in full for all caravans sold, with two gas bottles also included, offering the incoming owner an especially attractive start to their ownership. Site fees £3,960 inc VAT per annum. Unlimited 12 month site license with no age restriction.





ABI AMBLESIDE PREMIER

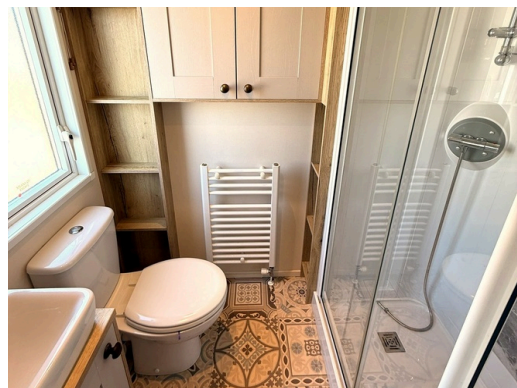
The ABI Ambleside Premier offers a wonderfully refined take on the traditional holiday lodge, combining generous proportions with a sophisticated palette of warm taupe and soft grey, complemented by muted purple accents and natural timber finishes. Designed with comfort, style and easy living in mind, it provides a beautifully considered home-from-home, equally suited to relaxing weekends or entertaining family and friends.

A welcoming entrance hall leads into the principal living space, where generous proportions and an abundance of natural light create an immediate sense of space. Freestanding sofas and an upholstered footstool sit around a log-burner style flame-effect fire, creating a cosy focal point, whilst panoramic double patio doors open directly onto the generous decking, creating a seamless connection between inside and out. An integrated DAB-Bluetooth sound system with ceiling speakers adds a further touch of modern luxury.

At the heart of the lodge is the beautifully appointed kitchen and dining area, combining practicality with understated sophistication. High-quality fittings include soft-close drawers, durable work surfaces and excellent storage, complemented by elegant pendant lighting over the freestanding dining table. A comprehensive range of integrated appliances includes a fridge-freezer, dishwasher, eye-level oven and grill, microwave and five-burner hob.

The accommodation continues with two thoughtfully appointed bedrooms. The principal bedroom features a king-size lift-up bed with useful storage beneath, dressing table, wardrobes, bench seating and a private en-suite shower room, together with its own television point. The second bedroom offers two full-sized twin beds, making the lodge particularly well suited to family and guest accommodation.

Throughout, soft voile curtains and a carefully considered palette create a calm, airy and welcoming atmosphere, with every element designed to provide a comfortable and stylish retreat.



Measures 40ftx14ft.

Built 2019.



ABI BEVERLEY

The Beverley is a beautifully appointed two-bedroom holiday home, thoughtfully designed to combine contemporary styling with the comfort and ease of a true home-from-home. Generous proportions, a bright open-plan layout and an abundance of natural light create an inviting interior that feels both spacious and effortlessly comfortable.

The principal living area provides a wonderful setting for relaxed days away, with comfortable, generously upholstered seating creating a sociable space for relaxing with family and friends. Large windows draw plenty of natural light into the room, whilst wide sliding patio doors open directly onto the private decking, creating a natural connection between the indoor and outdoor spaces. The decking itself provides an ideal extension of the living accommodation, complete with a dining table and four chairs – perfect for enjoying breakfast in the morning sunshine, an al fresco lunch or simply unwinding at the end of the day.

The kitchen sits naturally within the open-plan arrangement and has been designed with both practicality and style in mind. A good range of contemporary units provides excellent storage, complemented by generous work surfaces and a suite of quality appliances. Whether preparing a leisurely family meal or something simple after a day out, the kitchen is well equipped for both.

The accommodation comprises two comfortable bedrooms, each thoughtfully arranged to make the most of the available space. The principal bedroom is particularly well proportioned and benefits from ample wardrobe storage, providing a calm and private retreat at the end of the day. The second bedroom offers a versatile space for family or guests, whilst the stylish family bathroom completes the accommodation with a contemporary shower suite and quality fittings.

With its attractive proportions, considered layout and seamless relationship between the living accommodation and private decking, the Beverley offers a particularly appealing opportunity to enjoy holidays and weekends away in comfort and style. It is a welcoming retreat that combines the convenience of a modern holiday home with the warmth and familiarity of a place that can truly feel like your own.

Measures 39ftx12ft.

Built 2026.





DELTA SAFFRON

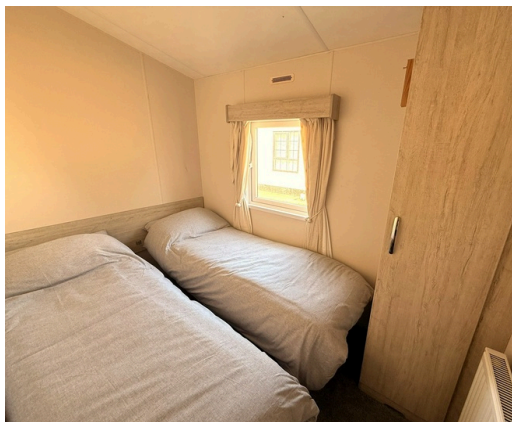
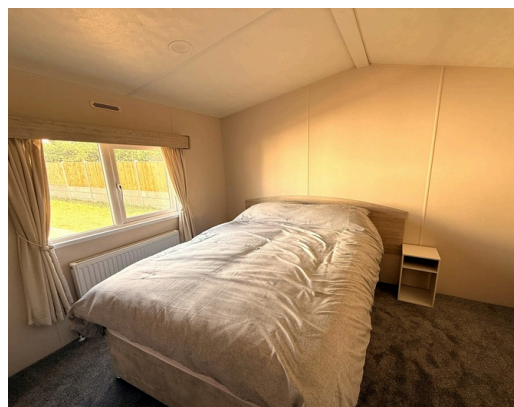
The Saffron Deluxe presents a sophisticated approach to contemporary holiday living, with a beautifully considered open-plan interior designed around comfort, relaxation and time spent together. Welcomed by elegant French doors, the principal living space is bright and spacious, creating an immediate sense of warmth and refinement and providing an inviting setting in which to unwind, entertain or simply enjoy a slower pace of life.

The generous open-plan arrangement allows the living, dining and kitchen areas to flow naturally into one another, making the space particularly well suited to both everyday living and entertaining. Freestanding sofas provide a comfortable place to settle back and relax, whilst the dedicated dining area offers an attractive setting for leisurely meals with family and friends. Large areas of glazing ensure the accommodation remains light and airy, while the French doors provide a natural transition between the interior and the surrounding outdoor space.

At the heart of the home, the contemporary kitchen combines clean lines with practical functionality. A well-planned arrangement of cabinetry provides excellent storage and generous work surfaces, complemented by a suite of integrated appliances. Thoughtfully positioned within the open-plan living space, the kitchen allows those preparing meals to remain part of the conversation, making it equally suited to relaxed family gatherings and entertaining guests.

Throughout, the Saffron Deluxe has been designed with a pleasing balance of modern elegance and homely comfort. The carefully considered layout, contemporary finishes and generous living accommodation create a sense of quality that makes this more than simply a holiday home; it is a welcoming retreat designed to be enjoyed throughout the seasons.

With its stylish interiors, sociable living spaces and seamless connection to the outdoors, the Saffron Deluxe offers an appealing opportunity to enjoy a more luxurious style of holiday living, providing a beautifully finished home-from-home in which to relax, entertain and make the most of time away.



Size 36ftx12ft.

Year built 2023.



SWIFT BORDEAUX

The Swift Bordeaux Holiday Home offers a wonderfully considered approach to modern holiday living, combining contemporary design with the comfort, practicality and warmth of a genuine home-from-home. Available with either two or three bedrooms, its versatile accommodation makes it particularly well suited to family escapes, leisurely weekends and extended stays with friends and loved ones.

Inside, the emphasis is firmly on comfort and style. The beautifully appointed interior has been thoughtfully designed to create a welcoming atmosphere, with a contemporary aesthetic complemented by carefully selected furnishings and finishes. Generous living areas provide an inviting setting in which to relax after a day exploring the surrounding area, whilst the open-plan arrangement creates a natural sense of connection between the principal spaces.

The kitchen forms an important part of the home, combining attractive styling with the practicality required for relaxed family living. Designed to make entertaining and everyday cooking equally effortless, it provides a sociable heart to the accommodation where meals can be prepared and enjoyed together. The adjoining dining and living areas further enhance this sense of togetherness, creating a space that can be enjoyed throughout the day.

The choice of two or three bedrooms offers flexibility to suit different requirements, whether accommodating the family or welcoming overnight guests. Each room has been designed with comfort in mind, creating peaceful spaces in which to retreat and unwind at the end of the day.

Throughout, the Swift Bordeaux strikes an appealing balance between contemporary elegance and homely comfort. Its excellent specification, considered layout and stylish interior create a holiday home that feels both sophisticated and wonderfully easy to live in.

More than simply a place to stay, the Swift Bordeaux Holiday Home provides a beautifully finished base from which to enjoy precious time together — a welcoming retreat where long summer evenings, relaxed mornings and memorable family occasions can become part of its story.



Year built 2021.

Size 40ft x 12ft.



WILLERBY ASPEN

The 2019 Willerby Aspen represents a particularly impressive example of residential-specification holiday living, offering generous proportions, a refined interior and a level of comfort more commonly associated with a permanent home. Measuring up to 42ft x 13ft and comfortably accommodating six to eight people, it has been thoughtfully designed to provide an exceptional setting for relaxed family escapes and extended stays.

A distinctive feature of the Aspen is its impressive vaulted front elevation, where signature windows draw an abundance of natural light into the principal living space and create an immediate sense of volume and openness. High-performance double glazing, together with a comprehensive central heating system, ensures the accommodation remains comfortable throughout the seasons.

The generous open-plan living area forms the heart of the home, with an inviting L-shaped sofa providing ample space for relaxing together and incorporating a convenient fold-out bed for additional accommodation. A separate dining area, furnished with freestanding furniture, creates an attractive setting for leisurely meals and entertaining, whilst the high-specification wrap-around kitchen combines contemporary styling with exceptional practicality. Fully integrated domestic appliances and generous preparation space ensure the kitchen is as well suited to everyday family life as it is to hosting guests.

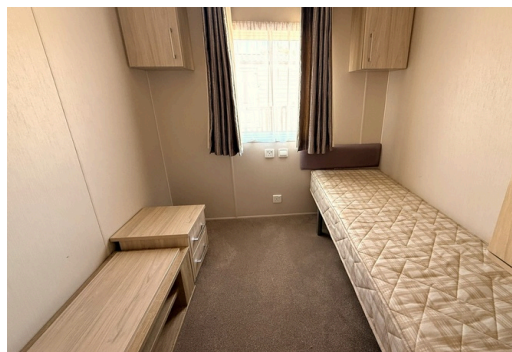
The accommodation continues with an impressive principal bedroom, making excellent use of the Aspen's generous 13ft width. A king-size storage bed provides both comfort and practicality, complemented by a walk-in wardrobe offering excellent storage and a private en-suite bathroom, creating a wonderfully self-contained retreat. A separate twin bedroom provides comfortable accommodation for family or guests, whilst the large family shower room is finished to a similarly high standard.

Constructed upon a heavy-duty, fully galvanised chassis, the Aspen combines robust construction with an interior that feels remarkably residential in character. From its generous proportions and considered layout to its high-quality specification and abundance of natural light, every aspect has been designed with comfort and ease of living in mind.

The result is a sophisticated and exceptionally well-equipped holiday home, offering the space and flexibility required for memorable family breaks, entertaining friends or simply enjoying a peaceful change of pace. The Willerby Aspen is a beautifully appointed retreat that brings together the comforts of home with the freedom and enjoyment of holiday living.

Size 42ft x 13ft

Year Built 2017





LOCATION

Little Lakeland Caravan and Camping Park is a peaceful countryside escape, beautifully set in the Waveney Valley on the Norfolk/Suffolk border.

Open all year round, the park offers an abundance of wildlife and a well-stocked fishing lake, making it a perfect spot for nature lovers. Onsite park managers and a secure entry barrier provide added peace of mind throughout your stay.

Whether you're seeking a quiet retreat or a base to explore the local area, Little Lakeland is ideal for anglers, cyclists, and walkers alike. The coast is just a short drive away, with Norwich and Ipswich also within easy reach.

We offer generously sized, hedged touring and seasonal pitches, all with electric hook-up. The lake and surrounding hedgerows are home to a wide variety of birds and wildlife, making every visit a chance to unwind and reconnect with nature.

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