



Tilham, Holt Road, Brinton, Melton Constable, NR24 2DZ

Offers In Region Of £550,000

- 4 bedrooms (1 en-suite)
- 3 reception Rooms
- Open plan living
- EPC Rating: TBC

This beautiful four bedroom detached property is set in substantial grounds in a very quiet location just a few miles from Holt. Designed and built by the current owners, it offers 3 reception room, large gardens, a double garage and ample parking. With no upward chain, you could move straight in!



Property Description

OVERVIEW

Tilham is an individually designed house set in approx. a third of an acre. All the rooms are spacious and well proportioned. The ground floor is open plan and flows beautifully. On the first floor are the four bedrooms of which 3 are doubles and one has an en-suite plus a spacious family bathroom. The gardens are beautiful and back onto farmland. The current owner designed and helped build the property to a very high standard.

FIRST IMPRESSIONS

On entering the property there is a very large drive which has ample space for numerous vehicles and enough space for boat or motorhome storage. In the centre of the drive is a mature shrub bed and bordering the drive are further shrub beds with mature trees. Gates on both sides of the property lead to the rear garden. The drive leads to the double garage with twin up and over doors.

ENTRANCE PORCH

A spacious porch with windows to the front and side aspects with tiled flooring. A further glazed door opens to the Hall.

HALL

Polished pine doors open to the lounge, dining room, kitchen and WC. There are two built-in storage cupboards.

Stairs rise to the first-floor landing. High level plate shelving and a wall-mounted radiator.

LOUNGE

The lounge has double-glazed windows to the front aspect with full-length patio sliding doors open to the conservatory. An exposed brick archway leads to the dining room. A feature fireplace is in the centre of the room with an inset solid fuel burner with a timber mantelpiece over and tiled hearth. Wall-mounted radiators and carpeted flooring.

CONSERVATORY

A lovely and spacious conservatory with double-glazed windows to the side and rear aspects overlooking the rear garden. To one side





is an access door opening to the conservatory. Wall mounted radiator and solid tiled flooring.

DINING ROOM

Double glazed windows to the rear aspect and French doors open to the patio and garden. A door leads to the hallway and an archway leads to the kitchen. Wall mounted radiator and carpeted flooring.

KITCHEN & UTILITY ROOM

The kitchen has double glazed window to the front aspect. A range of farmhouse style base and wall units with granite effect worktops over. In built appliances include a four ring electric hob with filter extraction unit and downlight over, built in electric oven and grill and dishwasher. Inset double sink and draining board. Doors lead to the hallway and the utility room. The utility room has a double-glazed window to the rear aspect and doors open to the rear garden and the double garage. Workstation with in-built sink and draining board. Space for fridge freezer and in one corner is the oil-fired boiler.



FIRST FLOOR

On the first floor are the four bedrooms. The master bedroom has a three piece en-suite shower room. There are 2 further double bedrooms, a single bedroom/study and a bathroom with a three piece suite with a shower over the bath. All the bedrooms have wonderful countryside views, fitted carpets and radiators.

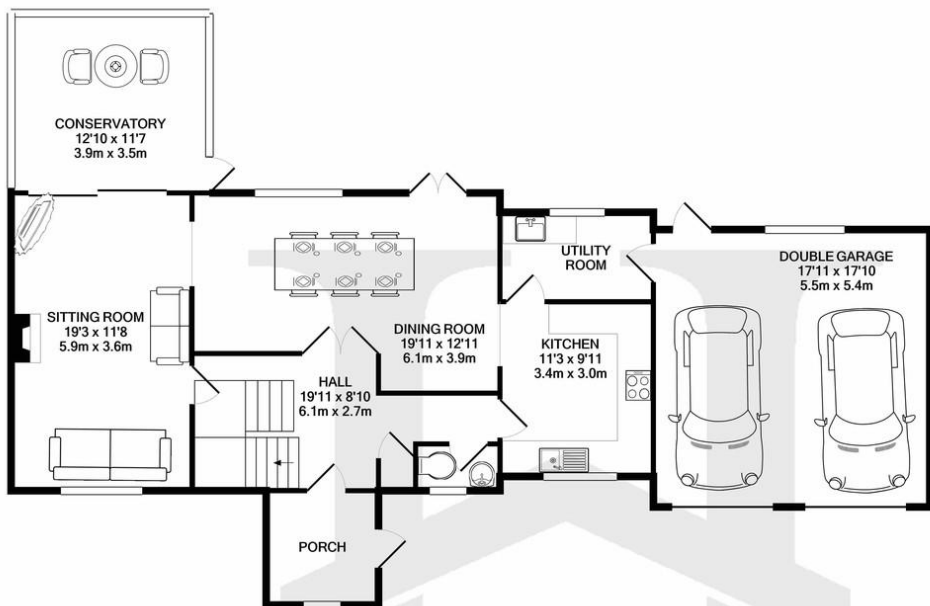


GARDENS

The rear garden is a delight! Beautiful lawns, mature shrub beds, mature trees, a wild flower garden and a vegetable plot so there's something for all types of gardener! Adjoining the house is a large patio area. Concealed behind hedging is the oil tank.

SERVICES

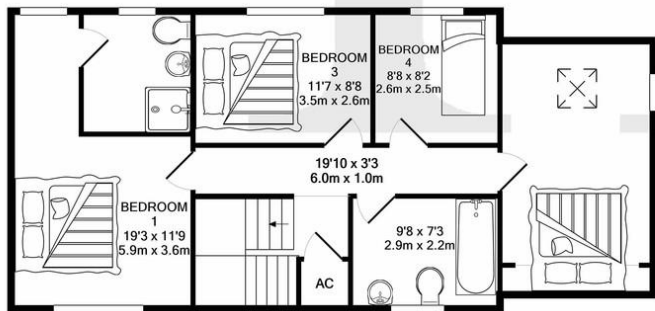
Oil fired central heating
Sewage: Septic tank situated in the rear garden



GROUND FLOOR
APPROX. FLOOR
AREA 1298 SQ.FT.
(120.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 2067 SQ.FT. (192.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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1ST FLOOR
APPROX. FLOOR
AREA 769 SQ.FT.
(71.5 SQ.M.)

EPC: Current: E 50

Potential: C 74

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements