

Garden Cottage,  
The Lowes, Cley Road, Kelling, Norfolk NR25 7EB



£1200 Per calendar month

01263 711880

Independent Estate Agents

**Pointens**

[www.pointens.co.uk](http://www.pointens.co.uk)

## The Property

The property offered for rent is a brick and flint cottage under a pantile roof which has undergone a full restoration programme and now offers a superb contemporary living space. Situated in a stunningly pretty location and surrounded by the fields and woods of the Kelling Estate, the accommodation offered has a sitting room with a woodburner, a very well fitted kitchen and three bedrooms with an en-suite to the master bedroom. Outside there is ample off-street parking and lawned garden areas. The house is kept warm with underfloor heating and is decorated in neutral colours. Renting Garden Cottage also offers access to the indoor swimming pool, two all-weather tennis courts and a children's play area. This is all inclusive within the rent.

## Location

Kelling lies within a designated area of Outstanding Natural Beauty and is a small attractive residential village. Interestingly it has a reputation for past smuggling. The village contains a popular and thriving village school, a reading room which is now a bookshop, gallery and tea rooms and a pebble beach. One mile to the east of the village is the village of Weybourne which has a greater range of amenities and a few miles away to the west is the village of Cley-next-the-sea with its world renowned National Trust marshes and excellent bird-watching facilities. Slightly further on are the villages of Blakeney and Morston where wonderful sailing facilities will be found. Two miles inland is the exceptionally picturesque Georgian town of Holt offering an extensive range of shops and businesses where a friendly and personal service still remains. The town is also home to Gresham's Public School. The county city of Norwich is twenty miles away with fast rail links to London, Liverpool Street. Norwich airport has direct flights to most international destinations via Schipol.

## Directions

Leave Holt town centre via the Cromer Road. Upon passing Gresham's Preparatory School on your right hand side take the first turning left into the Kelling Road. Follow this road for around one mile before turning left where signposted Kelling. Then take the first left, proceed for about half a mile and The Lowes will then be found situated on your left hand side.

## Entrance Hall

Tiled floor, coat pegs.

**Open Plan Living Area (17'6 x 24'6)**

## Sitting Room

The sitting room area has a wood burner and French doors leading out to the garden. Large walk-in deep understair cupboard.

## Kitchen/Dining Area

Extensively fitted out with a range of base units with work surfaces over, inset one and half bowl sink unit with mixer tap, fitted electric oven, electric surface hob, extractor hood, dishwasher, washing machine, tumble drier, fridge and freezer.

**Study/Bedroom Three (7'8 x 8')**

## Cloakroom

Wc, washbasin, heated towel rail, tiled floor.

## First Floor

Landing, leads to -

**Bedroom One (12'2 x 10'2)**

Two fitted cupboards.

## En suite

Wc, vanity unit, tiled shower cubicle with fitted shower.

**Bedroom Two (12' x 11'2)**

## En suite

Tiled shower cubicle, fitted shower, heated towel rail, wc, washbasin, tiled floor.

## Curtilage

The property offers ample off-street parking together with good size gardens to the front of the property which are mainly laid to lawn with various inset shrub and flower beds and a patio area directly in front of the house.

## General Information

Rent: £1200 per calendar month, payable in advance.

Damages Deposit: £1800, refundable at the end of the tenancy if no claim is justified.

Services: Tenants will be responsible for council tax and all services.

Local Authority: North Norfolk District Council:  
Tel: 01263 513811.

Council Tax Band: C (2014/15—£1353.32)

References Required: Bank, employment and present or previous landlord, if applicable. A credit check will also be made.

Type of tenancy: Unfurnished assured shorthold tenancy, initially 12 months.

Availability: This property is available May, 2015.

Viewing: Strictly via the sole agents, Pointens Estate Agents :  
telephone 01263 711880.

Reference: H30442L

