



Independent Estate Agents

Pointens





Admirals Cottage, 6 Mariners Hill
Blakeney, Norfolk NR25 7ND
Holt 4 miles,
Norwich 24 miles

An incredibly rare opportunity to rent a Grade II listed period coastal home with uninterrupted views over one of East Anglia's most iconic and unspoilt harbours, the salt marshes, Morston Pit and the open sea beyond.

£1 450 per calendar month



The Property

An incredibly rare opportunity to rent Grade II listed cottage situated on **top of one of East Anglia's iconic land marks. Admiral Cottage is situated** on Mariners Hill, an earth works thought to date back to medieval or post medieval times. More recently it is believed to have been used as a harbour look out and beacon. The cottage enjoys arguably some of the finest views in East Anglia, with direct uninterrupted views over the unspoilt harbour, the salt marshes, Blakeney Point and the sea beyond. In excellent order throughout, this fine Georgian home with later additions retains many original features. The comfortable accommodation comprises a sitting room with an open fireplace housing a wood burner, a very light and airy kitchen/diner, a rear hall and shower room. On the first floor there is a master bedroom with an en suite and a second bedroom. Outside, there is a south facing enclosed courtyard garden.

Location

Blakeney is one of the most popular villages on the North Norfolk Coast. It is an area of Outstanding Natural Beauty surrounded by huge expanses of marsh and sky. There are extensive amenities in the village including a supermarket and a good range of shops, restaurants and pubs. There is **also a doctors' surgery and a primary school. The Georgian market town** of Holt is around five miles to the south east. The centre of Holt comprises mainly individual shops and businesses where a friendly and personal service still remains. Schooling includes the well renowned **Gresham's pre-prep**, prep and senior schools in the town and Beeston Hall School near Sheringham which is around nine miles away and offers a direct rail service to Norwich. The County City of Norwich offers a fast rail service to London Liverpool Street and an international airport via Schipol Amsterdam.

Directions

Leave Holt on the A148 to Letheringsett. Proceed past The Kings Head Public House and take the next right hand turning to Glandford. Follow this road for around 3 miles and you will enter Blakeney. After passing the village church on your right you will come to a crossroads. Proceed straight over into Back Lane. Follow this road for around half a mile, you will then come to the Quay. Mariners Hill will be on your left hand side.

Accommodation

The accommodation comprises:
Front door, leading to –

Sitting Room (15'3 x 11'5)

Open fireplace with a pamment hearth and wooden mantel surround housing a wood burner, two recessed alcoves with light fittings. Staircase with cupboard under. Television point. Modern electric radiator. Slatted blind. Direct views over the harbour.

Kitchen/Diner (15' x 8'8)

Range of fitted base units with granite worktops over. Inset Butler sink with mixer tap. Electric double oven. Surface hob. Dishwasher. Plumbing for automatic washing machine. Modern electric radiator. Telephone point. Tiled splashbacks. Tiled floor. Ceiling window.

Walk-in Pantry (9'7 x 3'1) Fitted out with extensive shelving.

Rear Hall

Coat pegs. Night storage radiator. Tiled floor. Door to rear courtyard.

Shower Room

Tiled shower cubicle with fitted Mira shower. WC. Pedestal washbasin. Stainless steel heated towel rail. Modern electric heater and modern electric radiator. Tiled floor.

First Floor, Landing

Fitted storage cupboard.

Bedroom One (15'3 x 10'6)

Fitted wardrobe. Modern electric radiator. Window shutters. Direct views over the harbour.

En suite

Panelled bath with Victorian style mixer tap and shower attachment. Pedestal washbasin. WC. Fitted storage cupboard. Cupboard housing factory lagged hot water cylinder. Electric shaving point. Modern electric radiator. Tiled floor.

Bedroom Two (9' x 6'3)

Modern electric radiator.

Curtilage

To the rear of the property is a south facing paved courtyard garden. There is a pedestrian gate to the rear. The garden is enclosed with brick and flint walling. **Garden store (12'6 x 8'8) bi fold doors. Corner Cottage** (next door to Admirals Cottage) does have a pedestrian right of way across the courtyard.

General Information

Rent: £1450 per calendar month payable in advance.

Type of let: Assured shorthold tenancy

Damage Deposit: £1673 refunded at the end of the tenancy if no claim is justified.

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

References required: Bank, employment and present or previous landlord. We also carry out a credit check.

Fees: There will be a £334 holding deposit, this will be refunded from the first **month's rent**.

Restrictions: Potential tenants must view the interior of this property prior to submitting an application. Pets may be considered.

Availability: This property is available from 5th February 2023

Term of tenancy: 12 months.

Local Authority: North Norfolk District Council, 01263 513811.

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

Ref: H31162L.

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These particulars have been prepared in accordance with the Property Misdescriptions Act 1991 and they are intended to give a fair and substantially correct general description of the property for the guidance of intending purchasers, and they do not constitute part of an offer or contract.

Please note that: Photographs may have been taken with the use of a wide-angle lens

We have not tested any heating installations, other appliances or services and it is therefore the responsibility of the purchaser, their solicitor or surveyor, to ascertain their condition and serviceability.

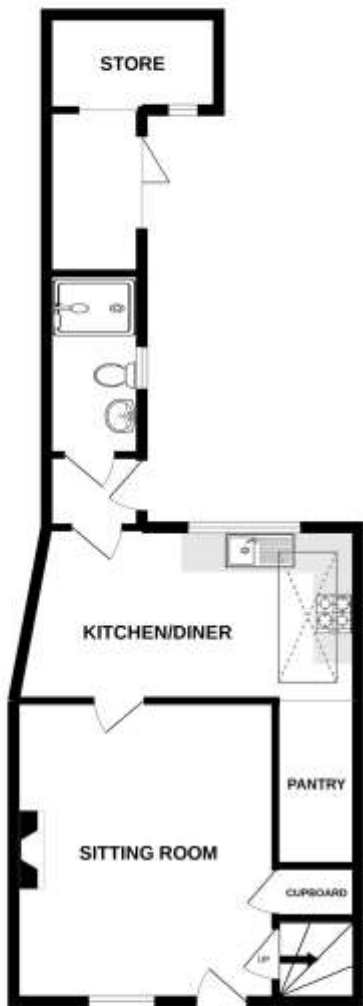
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GROUND FLOOR
544 sq.ft. (50.5 sq.m.) approx.



1ST FLOOR
312 sq.ft. (29.0 sq.m.) approx.



ADMIRALS COTTAGE, MARINERS HILL, BLAKENEY NR25 7ND

TOTAL FLOOR AREA: 856 sq.ft. (79.5 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan 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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