



THE STORY OF

Teal Cottage

Salthouse, Norfolk

SOWERBYS

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Teal Cottage

4 Pintail Close, Salthouse, Norfolk
NR25 7XW



Charming Brick and Flint Cottage
Fantastic Frontline Coastal Position

Three Bedrooms

Intricate Brick and Flint Elevations

Marsh and Coastal Views

Walled Gardens and Parking

Village Shop and Pub Close By

Excellent Holiday Let Pedigree

Designated Area of Outstanding Natural Beauty



Guide Price **£525,000**

SOWERBYS HOLT OFFICE

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“...commanding elevated marsh and coastal views.”

Epic, big skies and rugged coastal landscapes can be enjoyed directly from this charming cottage with 430 acres of Norfolk Wildlife Trust reserve and coastline beyond.

Teal Cottage is perched on the edge of the coast road at Salthouse Marshes, a vast area of marsh and coastline that is managed by the Norfolk Wildlife Trust

and designated an Area of Outstanding Natural Beauty. With superb marsh views this fine brick and flint cottage ticks every box for the perfect coastal retreat. Having been enjoyed as a much-loved second home for many years this delightful property optimises north Norfolk life with walking access to the Coastal Path and the heritage coastline.



Built of modern construction in 1989 this pretty cottage champions local building heritage with an intricate brick and flint façade set under a pantile roof. Set over two floors the cosy but perfectly balanced accommodation features a dual aspect sitting room with wood burner and french doors onto a south facing terrace, a spacious open plan kitchen diner, three bedrooms of which two command elevated marsh and coastal views and a family sized bathroom. Low maintenance gardens are set around the cottage along with private parking. The rear garden enjoys a delightfully sunny, southerly aspect.



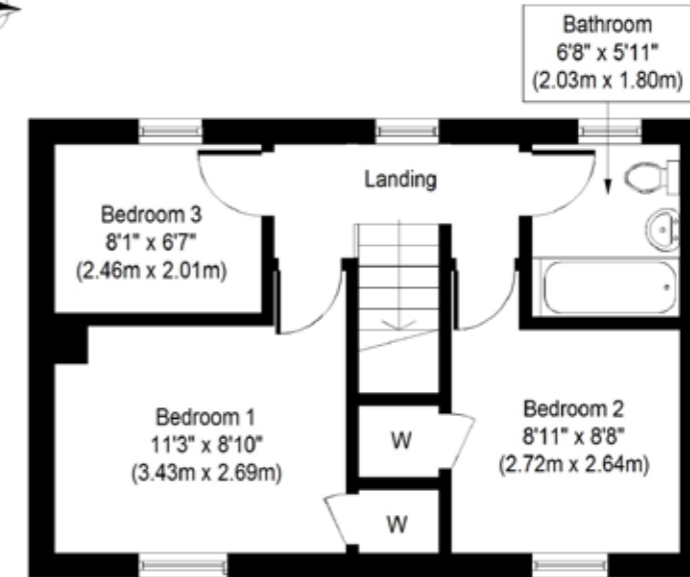
'Teal Cottage' boasts an enviable position on the Coast Road at Salthouse and fully embraces the spectacular landscape and unique environment the area has to offer. Salthouse enjoys the benefit of an excellent 'gastro' pub, farm shop and seafood restaurant all within walking distance of the cottage.

With such a prime coastal position Teal Cottage is the perfect home on the coast or ideal holiday home with excellent holiday let potential.

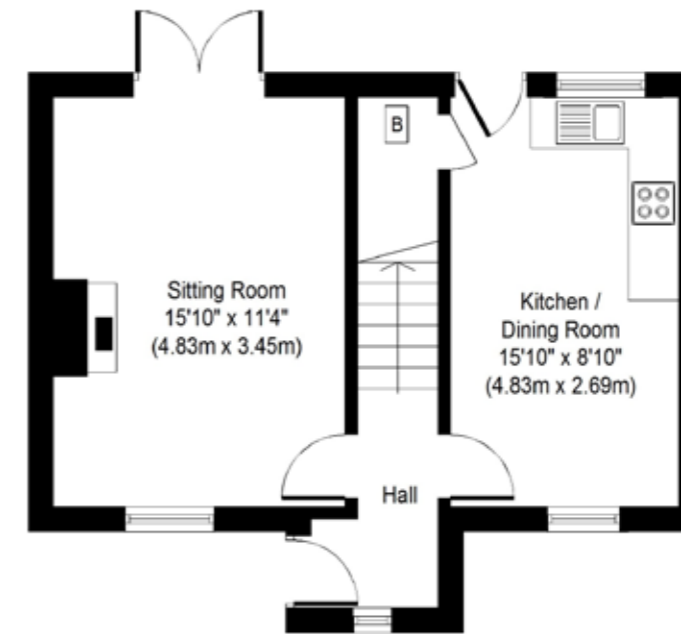


“Epic, big skies and rugged coastal landscapes can be enjoyed directly from this charming cottage...”





First Floor
Approximate Floor Area
386 Sq. ft.
(35.9 Sq. m.)



Ground Floor
Approximate Floor Area
406 Sq. ft.
(37.7 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 or tenant. 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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ALL THE REASONS

Salthouse

IN NORFOLK
IS THE PLACE TO CALL HOME



Salthouse is a charming coastal village situated between Blakeney and Sheringham. The village consists of a

church, public house, fresh seafood restaurant - Cookies Crabshop, shop, and nature reserve

- home to many rare native and migrating birds. The Georgian market town of Holt is a short drive away and the popular village of Cley-next-the-Sea, with its unusual shops and renowned delicatessen, is just around the corner.



“...this pretty cottage champions local building heritage with an intricate brick and flint façade set under a pantile roof.”



SERVICES CONNECTED

Mains electricity, water and drainage.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

E. Ref:- 7632-0125-6100-0188-6202

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

SOWERBYS



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