



Total area: approx. 209.7 sq. metres (2256.9 sq. feet)

OUTSIDE

The property enjoys an idyllic rural village location, fronting onto Langham Road. To the rear is an attractive, cottage-style garden measuring approx. 150' x 60' mainly laid to shingle with 2 separate patio seating areas, surrounded by mature shrub and flower borders. To the rear is an area of lawn, with a path leading down to the shingle parking area. Access to the parking area is on neighbouring Holt Road, via an unmarked shingle lane to the right-hand side of no.7 Holt Road.

AGENTS NOTE

Please be advised the images reflect the property during a previous tenancy.

DIRECTIONS

Leave Holt via Holt Road, A148 towards Letheringsett. Shortly after leaving the village turn right onto the by road and continue, passing through the village of Saxlingham as the road then becomes Holt Road. At the end of the road turn right onto Langham Road, passing the village church on the left, where the property can then be found on the right-hand side.

LOCAL AUTHORITY

North Norfolk

COUNCIL TAX BAND

F

Energy Efficiency Rating Current E 40 Potential C 73



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Whilst we have endeavoured to ensure these details are a fair and accurate representation of the property at the point of listing, please note that they are for guidance purposes only and we do not seek advice from or liaise with management companies, planning departments or building control in their preparation. We strongly advise that you inspect the property and surrounding area on Google maps and street view prior to viewing. Please also note the photographs do not infer that items shown are included, the measurements quoted are approximate and the fixtures, fittings and appliances have not been tested, therefore no guarantee can be given that they are in working order. If there is any point which is of particular importance to you then please obtain professional confirmation of it.



Enjoying an idyllic rural village location is this charming 4 bedroom Grade II Listed cottage, offering over 2,250 sq/ft. of generous and versatile living space, full of character. Accommodation includes 3 reception rooms plus an open plan kitchen/living area, whilst upstairs offers 4 double bedrooms, bathroom and shower room. Outside benefits from an attractive, approx. 150' cottage-style garden and off-road parking. Call now to view!

The Old Bakehouse

Langham Road | Field Dalling | Holt
Norfolk | NR25 7LG

£2,000 pcm

Attractive Grade II Listed cottage in a rural village,
yet conveniently located for Holt

4 first floor bedrooms including 17'1" max. dual aspect main
bedroom

23'3" open plan kitchen/living area with feature spiral staircase

17'1" lounge includes a stunning inglenook fireplace
and adjacent 15'7" max. snug

21' max. dining room with twin double doors to the garden

Separate utility room, boot room and storeroom off the kitchen

First floor bathroom with 4-piece suite plus separate shower room

Off-road parking to the rear of the property, accessed via
a shared lane on Holt Road

150' cottage-style mature garden, featuring attractive shrub
and flower borders

Available now!

