



Bridgefoot, Weybourne

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THE PROPERTY

The property offered for rent is a traditional brick and flint under a pantile roof cottage in the much sought after coastal village of Weybourne. Situated in a quiet location just off the centre of the village, the property offers accommodation comprising an entrance hall, a superb kitchen/dining/family room, a double aspect sitting room, utility room, shower room and fourth bedroom. On the first floor are three further bedrooms and a family bathroom. The property enjoys the benefit of oil fired central heating throughout. Outside, there are front, side and rear gardens, parking and garaging.

LOCATION

The pretty, unspoilt coastal village of Weybourne is situated on the North Norfolk coast which is designated as an Area of Outstanding Natural Beauty and is renowned for its spectacular coastline, fantastic wildlife, miles of glorious beaches, seaside communities and a beautiful hinterland of rolling countryside and picturesque market towns and villages. The village has a good range of amenities to include a recently refurbished Village Store and Café, an active village hall and the popular public house, The Ship Inn, and The Maltings Hotel. Beach Road gives access to the shingled beach and its popular clifftop walks and the coastal path. Three miles to the east is the popular seaside town of Sheringham with its extensive range of amenities and sandy beach. Three miles to the south is the Georgian market town of Holt, the centre of which comprises mainly individual shops and businesses where a friendly and personal service still remains. The town is also home to Gresham's Public Schools. The county city of Norwich is around twenty miles away from where there is a fast rail service to London (Liverpool Street) and an international airport via Schipol (Amsterdam).

DIRECTIONS

Leave Holt via the old Cromer Road. Just after Gresham's Preparatory School turn left into Kelling Road (signposted Weybourne 3 miles). Follow this road and you will enter the village of Weybourne. Take the second right hand turning into Station Road and then turn immediately right down an unadopted gravel Driveway. Bridgefoot will then be found on the left hand side.

ACCOMMODATION

The accommodation comprises:

Entrance Porch

Vaulted and beamed ceiling.

Large entrance Hall (15'2 x 12'6)

Staircase to first floor. Cast iron radiator. Oak flooring, 2 radiators..

Kitchen/Dining/Family room (25'10 x 12'5 treble aspect)

Range of cottage style fitted base units with oak worktops over. Integrated fridge/freezer. Dishwasher. Electric oven. Surface hob. Extractor hood over. Aga cooker. Inset sink unit with mixer tap. Range of matching wall units. Cupboard housing hot water cylinder. Tiled floor. French doors to the garden. Television point, radiator.

Living Room (21'8 x 16' double aspect)

Vaulted and timbered ceiling. Scandinavian wood burner. Oak flooring, radiator, double doors leading to garden.

Utility Room

Fitted work surface. Plumbing for automatic washing machine and space for tumble dryer. Tiled floor. Door to garden.

Shower Room

Tiled shower cubicle with fitted shower. WC. Vanity unit. With butler sink over. Tiled splashbacks and tiled floor.

Bedroom Four 12'8 x 11'2)

Cast iron fireplace with pamment hearth and wooden surround. Radiator.

First Floor

Landing, leading to -

Bedroom One (13'1 x 11'3)

Built in cupboard, radiator.

Bedroom Two (11'2 x 9'4)

Built in wardrobe, radiator.

Bedroom Three (10' x 6'8)

Built in wardrobe, radiator.

Bathroom

Tiled shower cubicle with fitted shower, panelled bath with Victorian style mixer tap, washbasin. WC. Heated towel rail.

Curtilage

To the front of the property there is off street parking for two cars. There is also an open fronted cart shed 16' x 8'7. There are two walled paved courtyard gardens with pergola, inset trees and shrubs. These areas are private and fully enclosed.

IMPORTANT NOTICE

These particulars have been prepared in all good faith to give a fair overall view of the property. Measurements and distance are given as a guide only. We have endeavoured to ensure the information given is accurate but we would urge you to contact the office before travelling any great distance to ensure that your impression of the property is as we intended. None of the services, appliances or equipment have been tested and purchasers should satisfy themselves on matters prior to purchase.

General Information

Rent: £2100 per calendar month, payable in advance.

Type of Let: Unfurnished assured short hold tenancy.

Damage Deposit: £2423 refunded at the end of the tenancy if no claim is justified.

Energy Performance Certificate Band: D

Local Authority: North Norfolk District Council, tel: 01263 513811

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

Fees: There will be a £480 holding deposit which will be refunded from the first month's rent. Tenants should arrange their own contents insurance.

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

Availability: This property is available from 1st June 2023

Term and length of tenancy: Unfurnished assured short hold tenancy, initially 6 or 12 months.

Viewings: Through the agents, Pointens Estate Agents, tel: 01263 711880.

Ref: H313062L

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