



6 Glaven View, Thornage

See all our properties at [OnTheMarket.com](https://www.onthemarket.com)

Independent Estate Agents

Pointens





**6 Glaven View, Thornage**

**Norfolk NR25 7QW**

Holt 3 miles North Norfolk Coast 5 miles

Norwich 20 miles Norfolk Broads 25 miles

Traditional brick and flint character 3 bedroom semi-detached cottage situated on the edge of this popular village that's just 3 miles from Holt and 5 miles from the Heritage coast. A particular feature of the property is the wonderful open rural view over the adjoining Glaven Valley.

**£1,200 Per Calendar Month**



## The Property

The property offered for let is an attractive brick and flint, under a pantile roof, character style property peacefully situated on the edge of this popular North Norfolk village. Constructed in 1994 by renowned local builder, Michael MacNamara, the property is in excellent condition throughout and has recently been re-roofed. The exceptionally well appointed accommodation briefly comprising an entrance hall, a well fitted out kitchen, a double aspect sitting room and a garden room overlooking the rear garden and a cloakroom. On the first floor a landing leads to three bedrooms and a bathroom. The property also has the benefit of UPVC sealed unit windows and doors throughout and cart-shed style garaging together with a front garden and sunny rear garden.

## Location

Thornage is a pretty rural village around three miles from the market town of Holt. The town of Holt comprises mainly of individual shops and businesses where a friendly and personal service still remains. The town is also home to Gresham's Public School. The North Norfolk coast is around four miles distant with Cley, Blakeney and Morston all within easy reach. The County City of Norwich is just over twenty miles away from where there is a fast rail service to London Liverpool Street and Norwich Airport has direct flights to many major cities.

## Directions

From Holt High Street proceed to the Norwich Road and at the roundabout take the third exit where signposted to Dereham. After around three miles you will enter the village of Thornage. Just as you enter the village the entrance to Glaven View Cottages will be found on the left hand side identified by a Pointens for sale board. Number 6 is then the last property on your right hand side.

## Accommodation

The accommodation briefly comprises: -

UPVC front door, leading to -

### Entrance Hall

Staircase to first floor, night storage radiator, coat pegs.

### Sitting Room (16' x 13'double aspect)

Open fireplace housing a multi fuel burner, wooden mantel surround, television point, night storage radiator. Double doors leading to -

### Garden Room (12' x 10')

With ceiling light and fan, wooden flooring, fitted blinds, double doors to garden.

### Kitchen/diner (11'7 x 9')

Good range of fitted pine base units with working surfaces over. Miele electric surface hob, Neff extractor hood, Electric oven, single drainer sink unit with mixer tap, tiled splashbacks, matching wall mounted units. Dishwasher, washing machine and fridge/freezer. Electric convector heater.

### Cloakroom

White suite comprising wc and washbasin.

### First Floor Landing

Airing cupboard with fitted shelf and modern megaflo hot water cylinder.

### Bedroom One ( 12'3 x 9')

Convector heater, telephone and television point, built in cupboard.

### Bedroom Two (8'10 x 8'7)

Built in cupboard. Convector heater.

### Bedroom Three (8'6 x 8,5)

Velux window.

### Shower Room

White suite comprising wc, pedestal washbasin, shower cubicle with fitted shower. Tiled splashbacks, stainless steel heated towel rail, wall mounted electric convector heater.

### Curtilage

The property is approached over a shared shingled driveway which provides access for six dwellings. This in turn leads to a detached, open fronted cart-shed with number 6 having one bay (16'6 x 8'9). There is also a parking space in front of the property. To the front of the house is a small front garden with paved paths and flower and shrub beds, all enclosed by low brick walling. A pathway leads down the side of the property and to the rear garden which is mainly laid to lawn together with a patio area, various inset flower and shrub beds, all being enclosed by wooden panelled fencing.

### 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:** £1200 per calendar month payable in advance.

**Damages Deposit:** £1384 refunded at the end of the tenancy if no claim is justified.

**Council Tax Band:** D.

**Energy Performance Certificate:** D

**Services:** The tenant will be responsible for all services, including council tax.

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

**References Required:** Bank, employment and present or previous landlord, if applicable. We also conduct a credit check.

**Fees:** There will be a £275 holding deposit, the latter being refunded from the first month's rent.

**Availability:** The property is available from 1st March 2024

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

**Restrictions:** Potential tenants must view the interior of this property prior to submitting an application.

**Viewing:** Strictly via the sole agents, Pointens Estate Agents.

Telephone 01263 711880.

**Pets:** One dog may be considered.

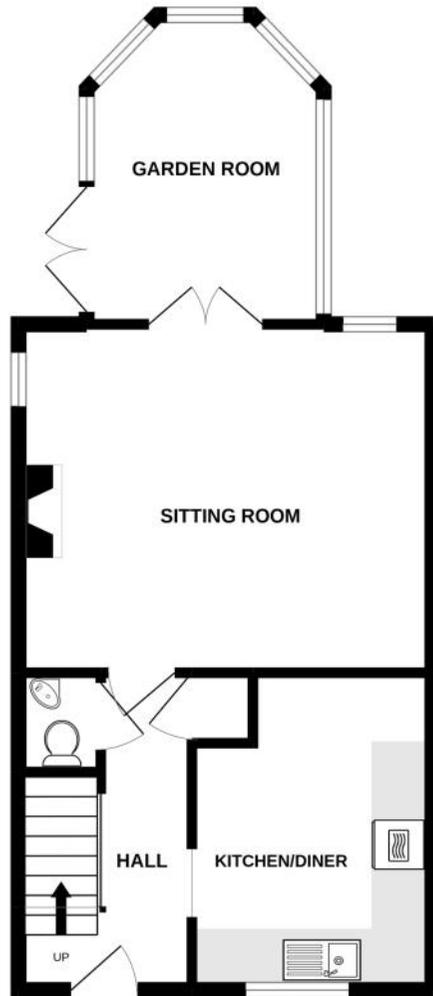
**Ref:** H313065L.

All our properties can be seen on the internet at

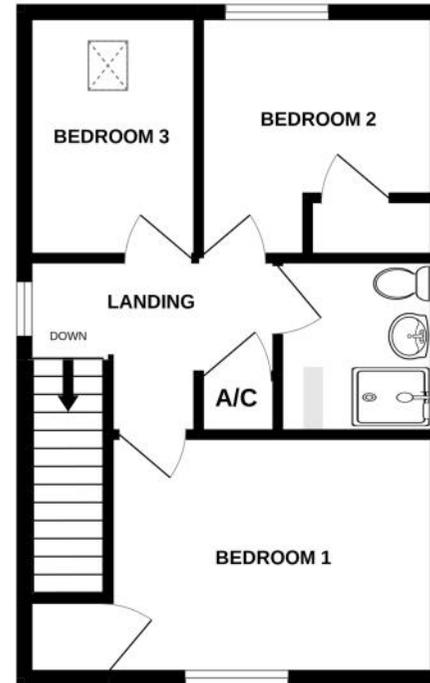
[www.pointens.co.uk](http://www.pointens.co.uk), [www.rightmove.co.uk](http://www.rightmove.co.uk) and [www.onthemarket.com](http://www.onthemarket.com)



GROUND FLOOR  
465 sq.ft. (43.2 sq.m.) approx.



1ST FLOOR  
376 sq.ft. (35.0 sq.m.) approx.



TOTAL FLOOR AREA : 841 sq.ft. (78.1 sq.m.) approx.

Whilst 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.  
Made with Metropix ©2022



18 High Street, Holt, Norfolk NR25 6BH | Tel: 01263 711880 | enquiries@pointens.co.uk

