

LANDLES



10 Church Cottages | Kirkgate | Holme Next The Sea



NORTH NORFOLK COAST

The period 3 bedroom mid-terrace cottage situated in the heart of the coastal village of Holme-Next-The-Sea. Generous sized private garden & modern purpose built Artists Studio

Delightful position with views of the church. No Onward Chain.

Guide Price £595,000

Folio: K/232ts





- Entrance Porch
- Living Room
- Dining Room
- Kitchen
- Stairs to First Floor Landing



- 3 Bedrooms
- Bathroom
- Large Garden & Store
- Purpose Built Studio
- No Onward Chain

Holme Next The Sea is a small Norfolk coastal village located around 2 miles to the East of Hunstanton and around 8 miles to the West of Burnham Market. The village is quintessential Norfolk with properties traditionally constructed in Norfolk flint & carrstone and provides residents with a pub, church & village hall. Holme beach and dunes are within walking distance as is the renowned Norfolk coast path which runs from Hunstanton all the way round to Sea Palling. RSPB Titchwell & RSPB Snettisham are also only a short drive away. Further amenities can be found in Hunstanton including supermarkets, independent retailers, restaurants & theatre. **10 Church Cottages** is a mid-terrace period brick & flint residence situated in the heart of the village. The property, originally two separate dwellings, offers a wealth of original charm & character and delightful views over St Marys church at the rear. There is the addition of a modern purpose-built artist's Studio within the generous sized garden. Offered to the market for the first time in many years, this is a rare opportunity to acquire property in Holme village and now provides scope for a new owner to alter to their own requirements. The accommodation comprises;

Entrance Porch

4' 11" x 3' 9" (1.5m x 1.14m)

With composite entrance door.

Living Room

15' 8" x 13' 8" (4.78m x 4.17m)

Dual aspect with wood burner & pine fireplace surround, electric radiator, understairs cupboard & stairs to first floor landing

Dining Room

13' 10" x 12' 6" (4.22m x 3.81m)

With wood burner, brick surround & wooden mantle, understairs cupboard & stairs to first floor landing.

Kitchen

5' 11" x 5' 4" (1.8m x 1.63m)

With pine fronted base units, worktop, stainless steel sink with drainer, point & space for a freestanding electric cooker, space for an undercounter fridge/freezer, tiled surround, tiled floor & ceiling spotlights.

Porch

5' x 3' 7" (1.52m x 1.09m)

With wooden entrance door.

Stairs to the First Floor Landing

Bedroom 1

15' 8" x 8' (4.78m x 2.44m)

With electric radiator & corner.

Bedroom 2

15' 7" x 7' 8" (4.75m x 2.34m)

With electric radiator, feature fireplace & BT telephone point.

Bedroom 3

9' 11" x 5' 10" (3.02m x 1.78m)

Bathroom

10' x 5' 7" (3.05m x 1.7m)

With low level WC, pedestal hand basin, panelled bath and cupboard housing hot water cylinder & timer.

Outside

The cottage sits in the middle of a terrace which backs onto St Mary The Virgin church and benefits from a favourable East West aspect. The garden, adjacent to the front of the cottage, is a good size and is mostly laid to lawn with a variety of established planting. There is an **Outhouse Store 11' 6" x 8' 6"** (3.51m x 2.59m) with lighting & power and the beneficial addition of a purpose built **Studio**;

Studio

20' 7" x 13' 11" (6.27m x 4.24m) GIA

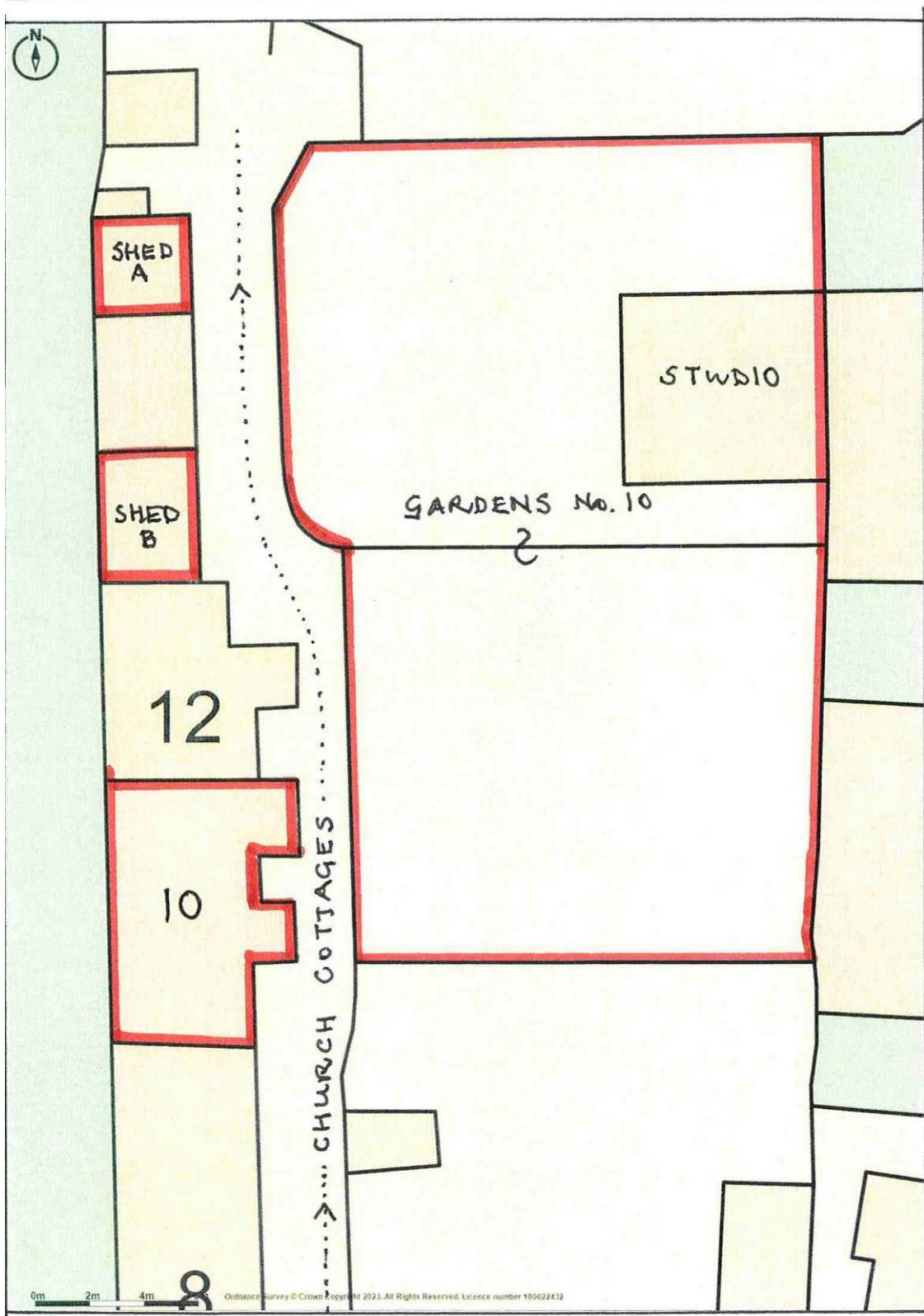
With mezzanine first floor, double glazed sliding door, tiled floor, electric underfloor heating, WC & hand basin, Belfast sink, ceiling spotlights & wall lights.

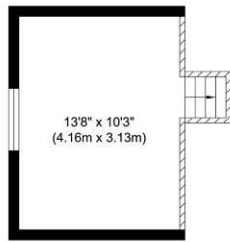


10 Church Cottages, Kirkgate, Holme, Norfolk.

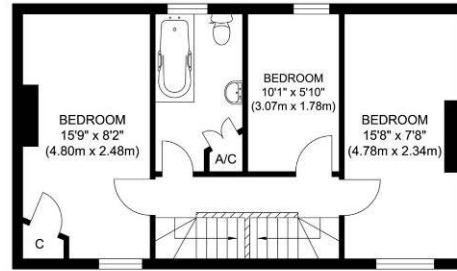
LOCATION PLAN

For Identification Purposes Only (stms)

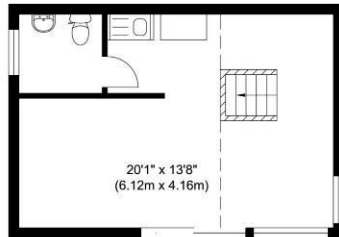




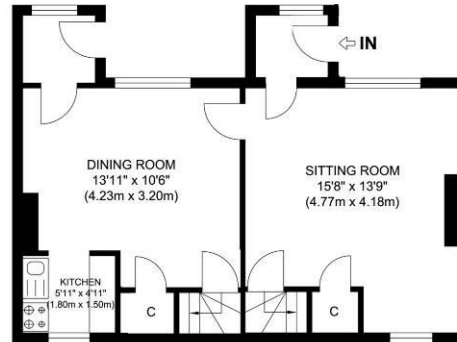
Studio First Floor



FIRST FLOOR



Studio Ground Floor



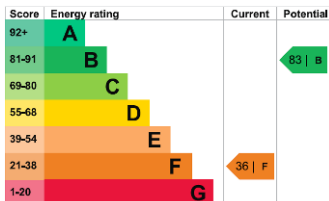
GROUND FLOOR

TOTAL APPROX. FLOOR AREA OF HOUSE 922 SQ.FT. (85.69 SQ.M.)

TOTAL APPROX. FLOOR AREA OF Studio 414 SQ.FT. (38.47 SQ.M.)

10 Church Cottages, Holme Next the Sea, PE36 6LJ

Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Performance Certificate (EPC) The EPC for this property is provided by an Energy Assessor independent of LANDLES. Applicants should view the complete EPC report online at <https://www.epcregister.com/reportSearchAddressByPostcode.html> and searching by postcode.

Council Tax Enquiries indicate the property is assessed at Council Tax Band "C" with a current annual charge of £1,812.84, 2023/2024.

Tenure Freehold. Vacant possession upon completion.

Viewing Further details and arrangements for viewing may be obtained from the appointed selling agents, **LANDLES**

Negotiations All negotiations in respect of this property are to be carried out strictly via the Agents, **LANDLES**

Anti-Money Laundering Directive: Prospective purchasers will be required to provide the usual PROOF OF IDENTITY documents at the stage of agreeing a subject to contract sale.

OFFER REFERENCING: Applicants who wish to put forward subject to contract offers agree to the selling agents, LANDLES, making the usual enquiries in respect of chain checking, to provide evidence of a lenders mortgage application in principal note, and to provide proof of funds on request, etc.

Privacy Statement: The LANDLES Privacy Statement is available to view online or upon request.

SUBJECT TO CONTRACT: ALL NEGOTIATIONS IN RESPECT OF THIS PROPERTY REMAIN SUBJECT TO CONTRACT AT ALL TIMES. Please read the IMPORTANT NOTES included on these Particulars.

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