



# TITHE BARN & BUNGALOW

Letheringsett Hill, Holt, Norfolk, NR25 6RY  
Guide Price £795,000

**BROWN & CO**

## LOCATION

Holt is a beautiful Georgian county town which has been well preserved being a Conservation Area with an attractive range of boutique shops, cafes and restaurants. Gresham's Public School originally founded in 1515 is situated within Holt and provides pre-prep, prep and senior schools. Blakeney and Cley-next-the-Sea are 4 miles down from here passing the beautiful Bayfield Estate and Natural Surroundings with public access as well as Wiveton with its famous eateries. Fakenham and Wells-next-the-Sea are both about 10 miles away.

## DIRECTIONS

Leave Holt on the A148 towards Fakenham and Tithe Barn can be found halfway down the hill on the left hand side.

## DESCRIPTION

A three bedroom bungalow together with a complex of unconverted barns offering a range of development opportunities subject to planning. The bungalow briefly comprises; entrance hall, kitchen/breakfast room, living room, master bedroom with en suite, two further bedrooms and a shower room. The property is approached via a five bar gate along a shingled driveway providing ample off road parking. There are three unconverted barns on the site including the main barn which has the potential to be two storey along with two adjoining single storey barns. Listed Grade II, dated 1851. Tithe Barn is classified as a Heritage Asset within the Glaven Valley Conservation Area. Current Listed Building Consent for Conversion with 6 Units of Holiday Accommodation was granted on 1<sup>st</sup> September 2008 under NNDC refs: LA/08/0552 and PF/08/0499.

## SPECIFICATION

- Bungalow.
- Approached via a long shingled Driveway.
- Oil Fired Central Heating.
- Kitchen/Breakfast Room.
- Living Room.
- Master Suite.
- Two further Bedrooms.
- Shower Room.
- A complex of Unconverted Barns.
- Offering a Range of Development Opportunities (Subject to Planning).
- Ample Off Road Parking.

## NORTH NORFOLK DISTRICT COUNCIL

Tel: 01263 513811

E-mail: [planning@north-norfolk.gov.uk](mailto:planning@north-norfolk.gov.uk)

## VIEWING

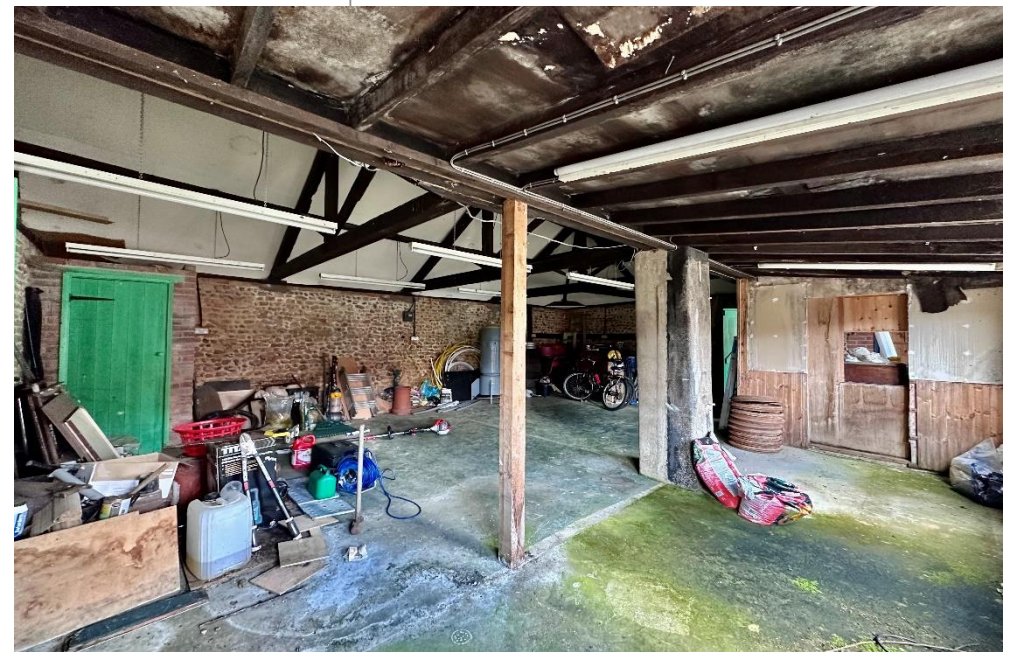
Viewing strictly by appointment only through the selling agent.

## ANTI MONEY LAUNDERING LEGISLATION

In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.



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