



Campbells, West Runton

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### THE PROPERTY

Campbells is an exceptionally well appointed, traditional brick and flint cottage situated in a superb location close to the village common with its delightful walks on the doorstep. Just a short stroll from the cottage is the village railway station, extensive village amenities, the Links Hotel and Golf Club and the beach. This charming property offers accommodation comprising a sitting room with a wood burner, a kitchen and an outhouse/utility room. On the first floor there are two bedrooms and a family bathroom. The cottage benefits from gas fired central heating, polished wooden floors and double glazed sash windows. To the rear of the property is a small paved courtyard.

### LOCATION

West Runton is an attractive and popular village on the North Norfolk coast nestling between the National Trust woodland of Roman Camp and the sea and only 2 miles from the coastal town of Sheringham with all the amenities it has to offer. This thriving village has good shopping facilities for day to day needs as well as restaurants, a post office, The Links Hotel and Golf Club, a church and its own popular beach. The village has good transport links with a regular bus service along the A149 to the nearby towns and on to Norwich. The village also has its own train station. Nearby Sheringham has a wealth of amenities including schools for all ages, a doctors, dentists, library, theatre, leisure centre, supermarket and many boutiques and shops offering a wide variety of goods and services. Around 8 miles away is the Georgian market town of Holt. The centre 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.

### DIRECTIONS

Leave Sheringham via the A149 Cromer Road. Proceed through the village of Beeston Regis and after around one mile you will enter West Runton. After entering the village take the first right hand turning into Station Road. Proceed over the railway bridge and go past the Links Hotel and Golf Club on your left. After around 200 yards you will find Campbells on your right hand side.

### ACCOMMODATION

The accommodation comprises:

**Rear door, leading to -**

#### **Kitchen (10'3 x 9'6)**

Free standing oven, dishwasher, hand made kitchen to include base unit with double Butler sink over and mixer tap. Fitted shelving. Fitted cupboard. Under stair cupboard. Shelved pantry. Radiator. Polished wooden flooring.

#### **Outhouse/utility room (9'3 x 6'3)**

With tumble drier, washing machine, freezer, electric power and light and fitted shelving.

#### **Sitting Room (12' x 9'10)**

Open fireplace housing a wood burner. Radiator. Two shelved alcoves. Fitted cupboard. Wooden polished floor.

#### **First Floor**

**Landing, leading to -**

#### **Bedroom One (12'3 x 10'1)**

Radiator. Polished wooden flooring.

#### **Bedroom Two (10' x 5')**

Radiator. Shelves and coat pegs. Polished wooden flooring.

#### **Bathroom**

Panelled bath with mixer tap and shower attachment. Shower over. Shower screen. Pedestal washbasin, radiator. Electric shaver point. Cupboard housing Worcester Bosch boiler for central heating and domestic hot water. Wooden polished flooring.

## Curtilage

A passageway leads from the public highway to the rear of the property where there is a small tiled courtyard garden area.

### General Information

**Rent:** £895 per calendar month, payable in advance.

**Type of Let:** Unfurnished assured short hold tenancy.

**Damage Deposit:** £1032 refunded at the end of the tenancy if no claim is justified.

**Energy Performance Certificate Band:** C

**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 £200 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. A dog may be considered.

**Availability:** This property is available from the 12th July 2023

**Term and length of tenancy:** Unfurnished assured short hold tenancy initially for 12 months.

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

**Ref:** H313094L.

## Important Notice

Messrs. Pointens for themselves and for the Vendors or Lessors of this property whose Agents they are, give notice that:

These particulars have been prepared in accordance with the Property Misdescriptions Act 1991 and they are intended to give a fair and substantially correct general description of the property for the guidance of intending purchasers, and they do not constitute part of an offer or contract.

Please note that: Photographs may have been taken with the use of a wide-angle lens

We have not tested any heating installations, other appliances or services and it is therefore the responsibility of the purchaser, their solicitor or surveyor, to ascertain their condition and serviceability.

Intending purchasers, particularly those who will be travelling some distance are advised to check with us first on the availability of the property and on any points which are of particular importance to them.

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