



10 Gravel Pit Lane, Holt

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**10 Gravel Pit Lane,
Holt, Norfolk NR25 6DJ**

North Norfolk Coast: 3 mile

Norwich: 20 miles

A traditional brick and flint terrace cottage situated in a quiet loke. The property offers 2 bedroom accommodation together with a useful outbuilding and a 110' foot rear garden. Within easy walking distance is Holt High Street and Holt Country Park with its extensive walks and wonderful wildlife.

Guide Price £250,000



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The Property

The property offered for sale is a traditional brick and flint mid terrace cottage under a pantile roof. Situated in a quiet lane towards the southern side of the town, the accommodation comprises a sitting room, a kitchen, a rear lobby and a bathroom. On the first floor there are two bedrooms. The property enjoys the benefit of UPVC sealed unit double glazed windows and gas fired central heating. Outside and to the front of the property there is a lane providing off street parking on a first come first served basis. Directly behind the cottage is a yard, an outhouse and an outside toilet. A pathway leads from the rear of the property to a large rear garden. This property is being sold with no onward chain.

Location

The town of Holt was first mentioned in the Domesday Book (1086) when it was credited with five water mills, a market and its own Port of Cley, which was attached to the Holt Manor. In 1708 the great fire of Holt destroyed much of the town centre, which accounts for the Georgian architecture that is found in the town today. The centre of the town 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 coastline is about four miles distant with Salthouse, Cley, Blakeney and Morston all within easy reach. The County City of Norwich is just over twenty miles distant from where there is a fast rail service to London Liverpool Street.

Directions

Leave Holt High Street via Station Road. Upon reaching the by-pass turn left, then immediately right into Hempstead Road. After around 200 yards you will find Gravel Pit Lane on your left. Number 10 will then be found on the right hand side.

ACCOMMODATION

The accommodation comprises:

UPVC front door, leading to -

Sitting Room (12'8 x 11')

Open fireplace with wooden surround and fitted electric fire. Radiator. Door to -

Kitchen (9'9 x 7'2)

Range of fitted base units with working surfaces over. Inset single drainer sink, wall unit. Radiator. Stairs with two cupboards under. Worcester Bosch boiler for central heating and domestic hot water. Door to -

Rear Lobby

Door to outside and door to -

Bathroom

Panelled bath with Mira shower over. Fitted shower rail and curtain. W.C., pedestal washbasin. Radiator. Wall mounted electric heater. Fully tiled walls.

First Floor

Landing, leading to -

Bedroom One (12'5 x 10'10)

Radiator. Airing cupboard.

Bedroom Two (9'7 x 7'7)

Radiator. Fitted cupboard.

Curtilage

Directly behind the cottage is a concrete yard. A right of way path leads to a brick and flint outhouse (12'5 x 6'7) with electric power and light, there is also a coal bunker and an outside toilet with W.C. Directly behind this small collection of outbuildings there is a good size rear garden which is mostly laid to lawn together with a patio, various inset flower and shrub beds, a workshop (10' x 8') with electric power and light and a garden shed/summer house (10' x 8'). The rear garden measures 110' x 30', subject to survey.

General Information

Tenure: Freehold.

Council Tax Band: A (2022/23—£1428.01)

Services: All mains services are connected.

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

Viewing: Strictly via the sole agent, Pointens Estate Agents, tel: 01263 711880.

Energy Performance Certificate: To be confirmed

Ref No: H313106.

Agents Note: Intending purchasers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed



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.

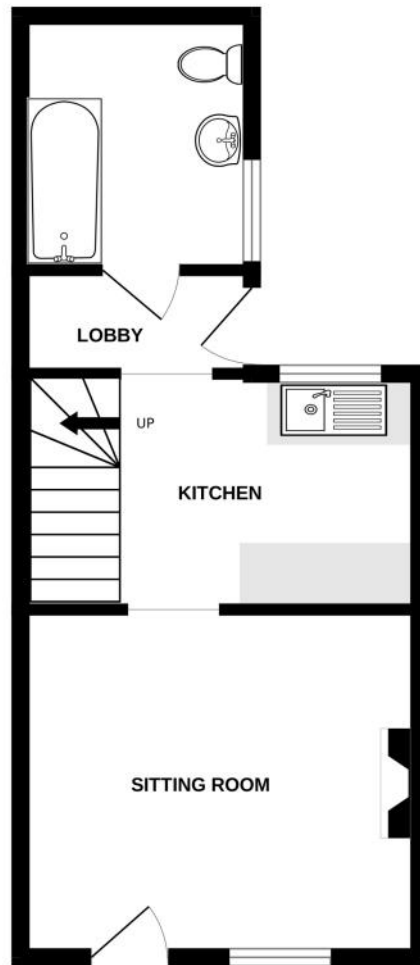
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We have not tested any heating installations, other appliances or services and it is therefore the responsibility of the purchaser, their solicitor or surveyor, to ascertain their condition and serviceability.

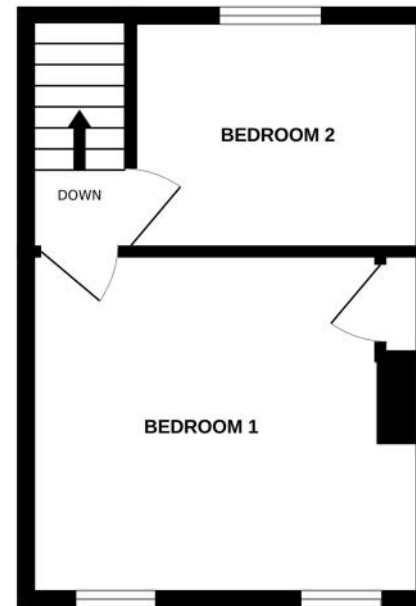
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GROUND FLOOR
330 sq.ft. (30.6 sq.m.) approx.



1ST FLOOR
242 sq.ft. (22.5 sq.m.) approx.



TOTAL FLOOR AREA : 572 sq.ft. (53.1 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.
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