



St John's Cottage, Holt, Norfolk

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Independent Estate Agents

Pointens





**St John's Cottage, Letheringsett Hill,  
Holt, Norfolk NR25 6RY**

North Norfolk Coast 3 miles,  
Norwich 20 miles

A pretty double fronted traditional brick and flint cottage under a pantile roof situated a short walk from the Holt High Street and its extensive amenities. The property has a wooded back drop and enjoys sunny private gardens.

**GUIDE PRICE £525,000**



## The Property

The property offered for sale is a traditional brick and flint double fronted cottage under a pantile roof. Situated on the outskirts of this most popular Georgian North Norfolk town, the property has a wooded backdrop and the accommodation comprises a sitting/dining room with an inglenook fireplace, a well fitted out kitchen, a garden room and a cloakroom. On the first floor a landing leads to three bedrooms and a family bathroom. The property enjoys the benefit of gas fired central heating and secondary double glazing. Outside, the cottage is approached over a gravelled driveway providing ample off street parking for several vehicles and in turn leads to a wooden garage. There are well tended gardens with a summer house. The property is being sold with no onward chain.

## The Location

Holt is an old Georgian former market town offering some of the most exclusive shops to be found in North Norfolk including an excellent range of delicatessens, gift shops, art galleries, large quality department store, Budgens supermarket and essential services such as banks, and building societies and post office etc. The main doctor's surgery is on the edge of Holt at High Kelling. Schooling includes the well renowned Gresham's pre-prep, prep and senior schools in the town and Beeston Hall School near Sheringham. Holt is well located for easy access to the North Norfolk coast 5 miles away at Weybourne with other coastal villages also nearby including Cley-Next-The-Sea and Blakeney. To reach the centre of the Cathedral City of Norwich with its International Airport and mainline station to London Liverpool Street takes about 40 minutes by car.

## Directions

From the agents office turn right into the High Street. At the T junction with the Norwich Road turn right towards Letheringsett. After around 200 yards the property will be found on your right hand side identified by a Pointens for sale board.

## Accommodation

The accommodation comprises:

A covered entrance porch with front door, leading to -

### **Sitting/Dining Room (23'4 x 14'1, double aspect)**

Inglenook fireplace with raised hearth, Bressumer beam and wood burner. Two radiators. Staircase to first floor.

### **Kitchen (14'1 x 8'6)**

Range of fitted base units with work surfaces over. Inset single drainer sink unit with mixer tap. Plumbing for automatic washing machine. Fitted double oven. Electric surface hob, re-circulating hood. Tiled splashbacks. Range of matching wall units. Radiator. Gas fired boiler for central heating and domestic hot water.

### **Rear Lobby**

### **Cloakroom**

W.C.

### **Garden Room (8'2 x 6')**

Constructed of UPVC and has a door to the garden.

### **First Floor**

#### **Landing**

Airing cupboard with fitted shelving and factory lagged water tank.

### **Bedroom One (14' x 14', double aspect)**

Radiator. Fitted wardrobe.

### **Bedroom Two (11'10 x 8'6)**

Radiator.



## Bedroom Three (11' x 8'9)

Radiator.

## Bathroom

Panelled bath, pedestal washbasin, W.C., heated towel rail.

## Curtilage

The property is approached through a wooden five bar gate leading to a shingled driveway which provides ample off street parking for several vehicles and leads to a detached wooden garage (11' x 10'7). The grounds to the property are mostly to the side of the cottage and have an impressive range of mature shrubs and plants, a lawned area, greenhouse, wooden summer house and a patio area. The gardens are all enclosed with a mixture of hedging and wooden panelled fencing.

## General Information

**Tenure:** Freehold.

**Council Tax Band:** D (£2142.02—2023/24)

**Energy Performance Certificate:** To be confirmed

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

**Services:** All mains services are connected.

**Viewing:** Strictly via the sole agents, Pointens, 18 High Street, Holt, Norfolk NR25 6BH tel: 01263 711880.

**Ref:** H313109



## 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.

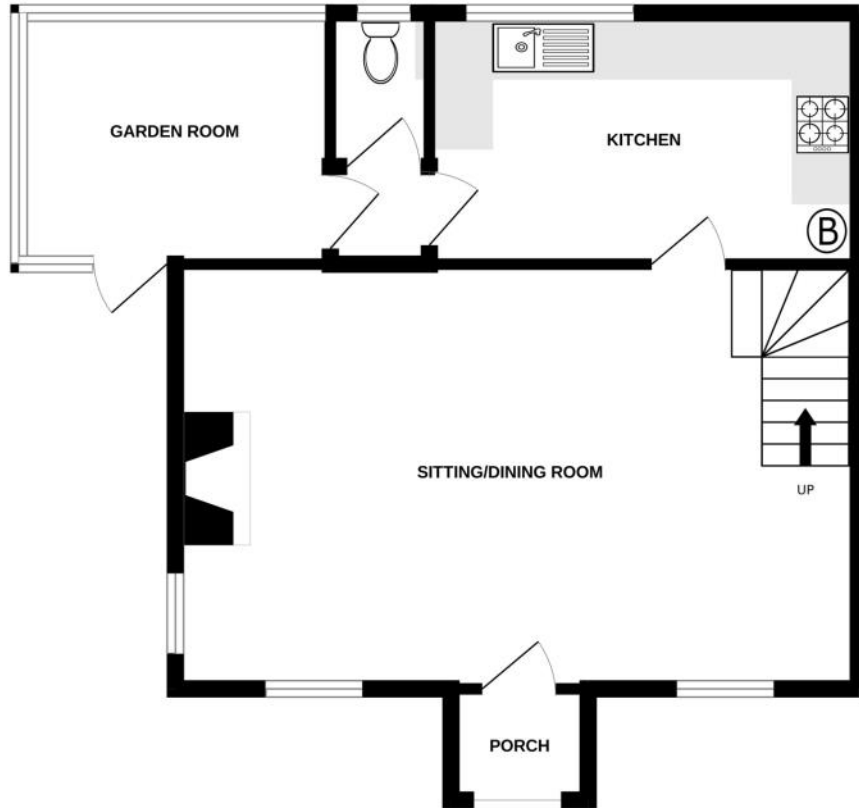
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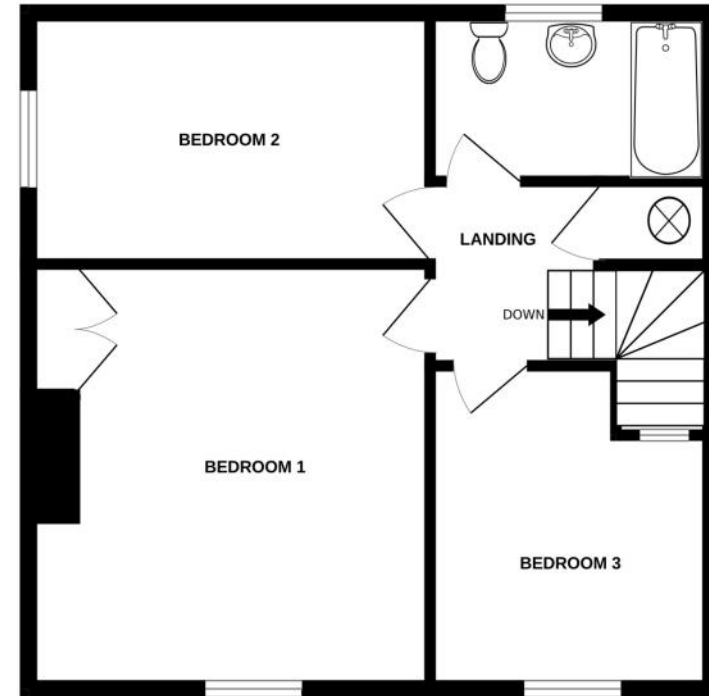
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GROUND FLOOR  
575 sq.ft. (53.4 sq.m.) approx.



1ST FLOOR  
526 sq.ft. (48.9 sq.m.) approx.



TOTAL FLOOR AREA : 1101 sq.ft. (102.3 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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