



Emms Cottage, Hindringham

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Independent Estate Agents

Pointens

The Property

The property offered for let is a pretty, period cottage attached to the owner's main residence. A particular feature of the property is the superb rural location with uninterrupted views of the undulating North Norfolk countryside surrounding the cottage. Approached over a private lane, the cottage offers very well appointed accommodation briefly comprising a sitting room with an open fireplace housing a wood burner and a well fitted out kitchen. A first floor landing leads to two double bedrooms and a bathroom. The property enjoys the benefit of sealed unit double glazing and oil fired central heating. Outside, there is ample off street parking and gardens to the front, side and rear.

Location

Hindringham is a small rural village, slightly inland from the unspoilt North Norfolk coast. The village is dominated by the huge church tower of St Martin. There has been continual habitation here since the Bronze Age. Hindringham Hall, a Tudor mansion, nestles at the bottom of a river valley and is surrounded by a moat which is believed to date back to 1250. Although the house is privately owned and not opened to the public, the gardens are accessible at various times throughout the year as an 'Open Garden' or for special visits. The Thursford Collection of steam engines and funfair machines is nearby. The North Norfolk coast, which is mainly many miles of beaches and salt marshes is also nearby. Hindringham is mid way between the busy market towns of Fakenham and its National Hunt Racecourse and the lovely Georgian town of Holt. The county city of Norwich is around twenty nine miles distant. The city has a fast rail link to London Liverpool Street and Norwich Airport has direct access to most inter-national destinations via Amsterdam (Schipol).

Directions

Leave Holt heading towards Fakenham on the A148. Proceed through the village of Letheringsett and continue on to Thursford. At the Crawfish Public House turn right and follow the road for around two miles whereupon you will enter the village of Hindringham. Proceed into the street and after a quarter of a mile you will find the Village Hall on your right hand side. Emms Lane will be found to the left hand side. Follow the private road and the owners house and Emms cottage will be found on the left hand side.

Accommodation

The accommodation comprises: -

Front door, leading to -

Sitting Room (15'4 x 12')

Pamment floor, open fireplace housing a wood burner. Radiator. Television point. Wide archway to -

Kitchen (15'6 x 7'9)

Range of fitted base units with working surfaces over. Inset one and half bowl sink unit with mixer tap. Double oven. Dishwasher. Washing machine. Tiled splashbacks. Matching wall units. Re-circulating hood. Large walk-in storage cupboard with coat pegs and oil fired boiler for central heating and domestic hot water. Hot water tank and water softener.

Split level first floor landing, leading to: -

Bedroom One (14' x 11')

With polished wooden floorboards, radiator, double wardrobe and shelved cupboard.

Bedroom Two (13'6 x 10')

Polished wooden floorboards, radiator. Fitted cupboard with hanging space and shelving.

Bathroom

W.C., washbasin, panelled bath with mixer tap and shower attachment. Shower screen, heated towel rail.

Curtilage

To the front of the cottage there is shingled off street parking for several vehicles and to the front is a lawned garden with inset shrubs. There is a side garden with a raised bed with inset shrubs. To the rear of the property is a further lawned garden, also with inset shrubs and a wooden garden shed. The gardens are enclosed by mature hedging.

General Information

Rent: £895.00 per calendar month payable in advance.

Damages Deposit: £1032.00 refundable at the end of the tenancy if no claim is justified.

Council Tax Band: A

Services: Mains electric, septic tank. Tenants will be responsible for all services and council tax.

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.

Availability: The property is available from November 2023

Type and length of tenancy: Unfurnished assured shorthold tenancy for 12 months.

Restrictions: NO PETS

Viewing: Strictly via the sole agents, Pointens Estate Agents. Telephone 01263 711880

Ref: H313047L

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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