



## GLEBE COTTAGE

Holt Road, Weybourne, Norfolk, NR25 7ST  
Guide Price £545,000

**BROWN & CO**  
COCKERTONS



# GLEBE COTTAGE

Holt Road, Weybourne, Norfolk, NR25 7ST

## DESCRIPTION

Glebe Cottage is an architect designed semi detached residence situated in the peaceful coastal village of Weybourne. The property is approached via a gravelled driveway providing off road parking. The delightful, landscaped south facing garden creates a private sanctuary and is perfect for alfresco dining. Within the grounds is a large summerhouse/workshop and log store.

The property has been designed to create an extremely flexible living space and boasts three double bedrooms including a master suite, along with two reception rooms, a kitchen/breakfast room, a family bathroom and separate cloakroom.

Over the past few years, the current owner has made many improvements to the property.

## LOCATION

Weybourne is an unspoilt coastal village with its own recently refurbished village store/cafe, a Village Hall and the popular Ship Inn Public House and the Maltings Hotel. Beach Road gives access to the shingled beach with its popular clifftop walks and the Coastal Path. The North Norfolk Coast boasts superb walking, golfing, sailing and bird watching activities.

Around three miles away is the beautiful Georgian County town of Holt which has been well preserved with an attractive range of boutique shops, cafes and restaurants. Gresham's Public School is situated within Holt and was originally founded in 1515 and provides pre-prep, prep and senior schools.

The cathedral city of Norwich is just twenty-six miles away. From Norwich there are direct trains to London Liverpool Street. Norwich Airport is a convenient worldwide gateway via Schiphol Airport.



## SPECIFICATION

- Architect Designed Semi Detached Cottage
- Situated on the North Norfolk Coast
- Peaceful Village Location
- Typical Norfolk Brick & Flint
- Off Road Parking
- Delightful, Private South Facing Garden
- Large Summerhouse/Workshop & Log Store
- Flexible Accommodation
- Master Suite with En Suite Shower Room & Built in Wardrobes
- Two further Double Bedrooms
- Two Reception Rooms
- Kitchen/Breakfast Room with Integrated Appliances
- Family Bathroom
- Separate Cloakroom
- Oil Fired Central Heating & Double Glazing

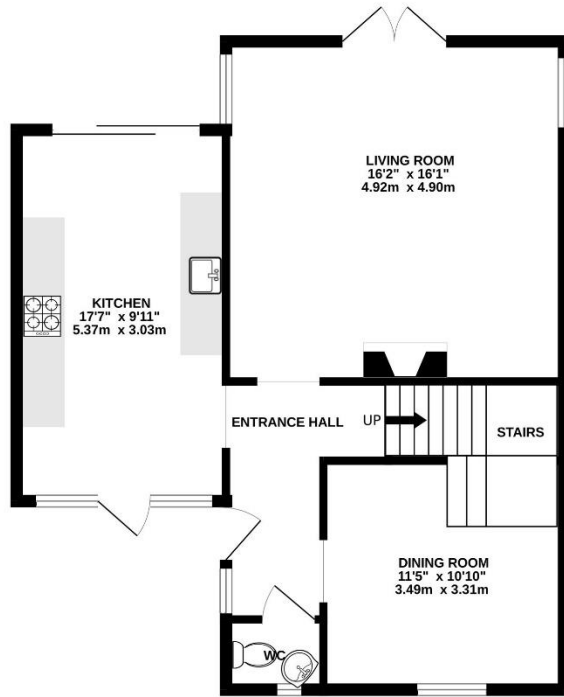
## GENERAL REMARKS & STIPULATIONS

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

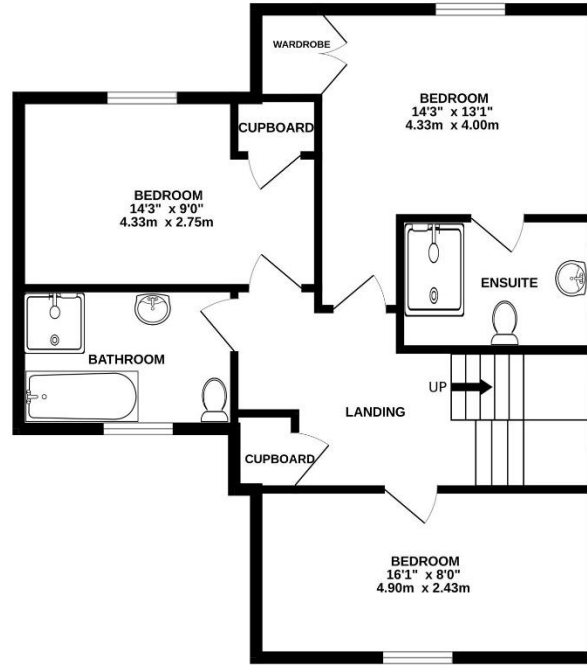




GROUND FLOOR  
662 sq.ft. (61.5 sq.m.) approx.



1ST FLOOR  
674 sq.ft. (62.6 sq.m.) approx.



GLEBE COTTAGE

TOTAL FLOOR AREA : 1336 sq.ft. (124.1 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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