



The Property

A Grade II listed period home on Holt High Street. Formerly two cottages, this property has been meticulously restored in recent years whilst retaining much of the original character to include an inglenook fireplace in the sitting room, beamed ceilings, pamment floors, stripped pine cottage style doors and new sealed unit sash-style wooden windows. The property also has the benefit of gas fired central heating and the installation of cabling to accommodate new technology. The accommodation offered comprises a good size sitting room with an inglenook style fireplace housing a wood burner, a dining room and a well fitted out kitchen. On the first floor a landing leads to three bedrooms and a luxury bathroom. Outside and to the rear of the property is a private courtyard garden with an outside toilet and a good size brick outbuilding.

The Location

Holt is one of the best regarded market towns in the county and boasts many well preserved Georgian buildings and an excellent range of individual shops and local facilities. Schooling includes the renowned **Gresham's Pre-prep, Prep. and Senior Schools** in the town and Beeston Hall School near Sheringham. 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 found in the town today. The North Norfolk coastline is about four miles distant with Salthouse, Cley, Blakeney and Morston all within easy reach. This area is designated as an Area of Outstanding Natural Beauty, many areas of which are owned by the National Trust. The county city of Norwich is just over 20 miles distant from where there is a fast rail service to London (Liverpool Street) and an international airport.

Directions

From the agent's office proceed into the High Street and head in a westerly direction. As you reach the end of the High Street you will find Kings and Barnham's electrical shop on the right hand side. The property will then be found on the same side after a short distance,

The accommodation comprises:

Sitting Room [13'3 x 12'5]

Inglenook fireplace housing a wood burner, two cast iron radiators, two built in cupboards, built in shelved recess, half wooden panelled walls, window seat with cupboard under, heavily beamed and timbered ceiling, pamment floor. Door to inner hall.

Inner Hall

Staircase to first floor, alarm panel.

Dining Room [13'5 x 9'8]

Door to outside, fitted range of cupboards, recess for plasma television, half timbered walls, beamed ceiling, inset spotlights, pamment floor, shelved recess. Wooden benches, hardwood table and wooden dresser.

Kitchen ['L' shaped, 13'2 x 12'4]

Fitted base units with granite work surfaces over, inset one and half bowl sink unit with mixer tap. Rangemaster Toledo gas cooking range, extractor hood, microwave, tiled floor, door to rear garden, beamed ceiling with spotlights. Electric double glazed opening roof light.

First Floor - Landing

Deep cupboard housing gas fired boiler for central heating and domestic hot water. Access to loft with aluminium ladder, half timbered walls, inset ceiling spotlights

Bedroom One [13'9 x 11'1]

Radiator, walled beams, range of wardrobes.

General Information

Bedroom Two (11'5 x 10'4 max)

Half timbered walls, extensive range of fitted bedroom furniture, small cupboard, radiator, inset ceiling spotlights.

Bedroom Three (7'6 x 7'6, narrowing to 6'4)

Radiator, half timbered walls, ceiling spotlights.

Bathroom.

Walk in double shower, wc, pedestal washbasin, heated towel rail, electric shaving point, tiled and half timbered walls, ceiling spotlights, large fitted mirror.

Curtilage

To the rear of the property is a light and airy private courtyard garden with York stone paving and high wooden panelled fencing. There is also an outside toilet with wc and washbasin and a brick **store (9'6 x 8'2)** with a high ceiling, fitted shelving and electric power and light. There is pedestrian access from the courtyard along the rear of the terrace to the High Street. The current owner has an annual parking permit in the Methodist Church car park opposite the property. The Church have indicated they may be willing to transfer the parking permit to the new owners.

IMPORTANT NOTICE

These particulars have been prepared in all good faith to give a fair overall view of the property. Measurements and distance are given as a guide only. We have endeavoured to ensure the information given is accurate but we would urge you to contact the office before travelling any great distance to ensure that your impression of the property is as we intended.

Rent: £1300 per calendar month, payable in advance.

Damages Deposit: £1500.00, refunded at the end of the tenancy if no claim is justified.

Council Tax Band C

Services: All mains services are connected. The tenant will be responsible for all services, including council tax.

Local Authority: North Norfolk District Council, 01263 513811

References: Bank, employment, and present or previous landlord, if applicable. We also conduct a credit check.

Holding Deposit: There will be a £300 holding deposit which will be **refunded from the first month's rent.**

Availability: 20th May 2024

Type and length of tenancy: Unfurnished/furnished assured short hold tenancy, initially 6 or 12 months.

Restrictions: Potential tenants must view the interior of this property prior to submitting an application. Pets may be considered.

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

Ref: H313175L

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