



Beck Cottage, Kelling

Independent Estate Agents

Pointens





Beck Cottage, The Street

Kelling, Norfolk NR25 7EL

Norwich 26 miles, Blakeney 5 miles

Holt 3 miles

A superbly presented detached period coastal home. Beck Cottage nestles in an Area of Outstanding Natural Beauty and the village itself sits in arguably one of the prettiest pockets of countryside North Norfolk has to offer.

GUIDE PRICE £650,000



The Property

The property offered for sale is a pretty detached traditional brick and flint cottage under a pantile roof. Beck Cottage is situated in a much favoured unspoilt coastal village with easy access to the beach and, in turn, the coastal path, Weybourne Heath, the village tea rooms and the popular coastal hostelry The Pheasant Hotel. In excellent condition throughout, the property retains many character features to include period fireplaces, exposed beams and stripped wooden doors. The accommodation briefly comprises a double aspect sitting room with a wood burner, a well fitted out kitchen with a walk-in pantry, a garden room, study, shower room and bedroom one on the ground floor. On the first floor a landing leads to two further bedrooms and a bathroom. The property enjoys the benefit of UPVC sealed unit double glazing and modern electric heating. Outside, there is off street parking for several cars and sunny well tended gardens to the south and east. The property is being sold with no onward chain.

Location

Kelling is a quintessential North Norfolk coastal village with a wide range of traditional brick and flint cottages set amongst gently rolling countryside. Within the village is a tea room, bookshop and gallery and a popular primary school. A pathway from The Street leads down to the village's beach and in turn to the coastal pathway which offers 83 miles of wonderful walks. Just a short walk from this property is the 4 star Pheasant Hotel and Restaurant. The North Norfolk coast is designated as an Area of Outstanding Natural Beauty, many areas of which are owned by the National Trust. Offering a wide variety of facilities, there is particularly good walking, bird watching, golfing and sailing available. The town of Holt is around three miles away and is one of the most highly regarded market towns in the county boasting many well preserved Georgian buildings and an excellent range of individual shops and local facilities. Holt is also home to the renowned Gresham's Pre-preparatory, Preparatory and Senior Schools. The cathedral city of Norwich is approximately twenty miles distant and has a main rail link to London Liverpool Street and an international airport.

Directions

Leave Holt via the Cromer Road. Proceed past the garage and take the next left hand turning into Kelling Road. Leave Holt and proceed for around one mile, take the first left hand turning (off a sharp right hand bend) signposted Kelling. Proceed into Kelling village. After around 100 yards you will find Beck Cottage on your right hand side, identified by a Pointens for sale board.

Accommodation

The accommodation comprises -
Entrance door, leading to -

Kitchen/diner (12'7 x 10'5, double aspect)

Range of quality fitted base units with quartz working surfaces over. Fitted fridge, dishwasher and water softener. Rangemaster cooker with induction hob, extractor hood, fitted fridge and microwave. Double Butler sink with mixer tap over. Larder cupboard. Electric underfloor heating, kick heater. Door to -

Walk-in pantry

Fitted shelving, plumbing for automatic washing machine. Space for fridge/freezer. Tiled floor.

Sitting Room (19'7 x 12'4, double aspect)

Red brick fireplace housing a wood burner. Staircase to first floor. Television point, heavily beamed ceiling, two modern electric radiators.

Rear Hall

Pamment tiles, door to front aspect. Door to -

Garden Room (13'10 x 8')

Pamment floor, sliding door to the front garden.

Inner Hall

Wall mounted electric panel heater, coat pegs.

Bedroom One (12'2 x 11'8, double aspect)

Double doors to the front garden.

Study (9' x 5'9)

Telephone point.

Shower Room

Fitted shower cubicle, W.C., washbasin, heated towel rail.

First Floor

Landing/Study area

Modern electric radiator, vaulted and timbered ceiling.

Inner Landing

Airing cupboard.

Bedroom One (12' x 10'1, triple aspect)

Two fitted wardrobes.

Bedroom Two (12' x 11'7)

Vaulted and timbered ceiling.

Bathroom

Panelled Jacuzzi bath with shower over. Pedestal washbasin. Vanity unit with fitted W.C., heated towel rail, electric shaver point.

Curtilage

There is a shingled driveway to the front of the property offers off street parking for several cars. To the front of the cottage is a walled due south facing garden area which is laid to lawn with various inset flower and shrub beds brickweave pathways and a wooden garden shed. Steps lead up to a further garden area to the east of the cottage which is also laid to lawn with various inset flower and shrub beds and trees. There is a wooden summerhouse and a wooden workshop (18' x 10') with electric power and light and double doors.

See all our properties at  [OnTheMarket.com](https://www.onthemarket.com)

General Information

Tenure: Freehold.

Services: Mains water, electricity and drainage is connected.

Local Authority: North Norfolk District Council, Tel: 01263 513811

Council Tax Band: D (£2123.48—2023/24)

Energy Performance Certificate Band: To be confirmed.

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

Ref: H313169.

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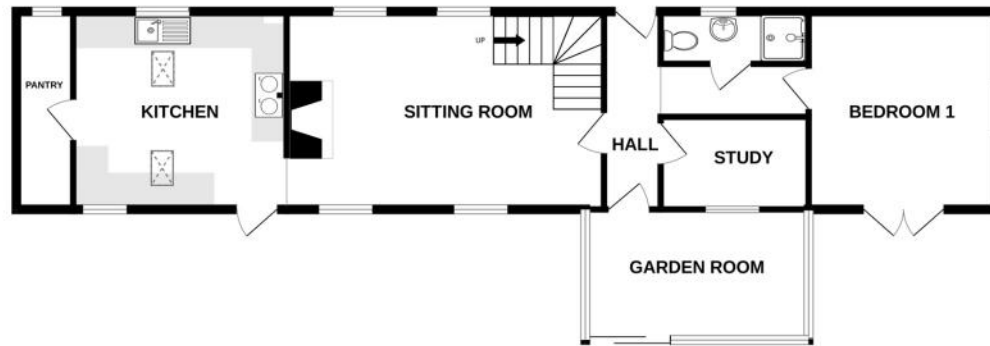
We have not tested any heating installations, other appliances or services and it is therefore the responsibility of the purchaser, their solicitor or surveyor, to ascertain their condition and serviceability.

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.

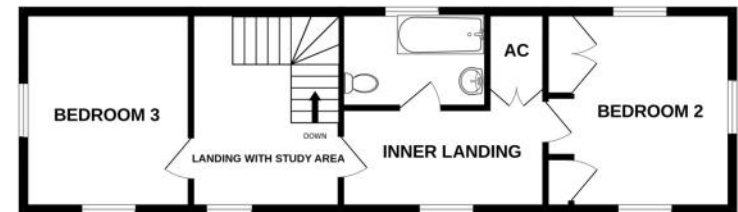
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GROUND FLOOR
838 sq.ft. (77.9 sq.m.) approx.



1ST FLOOR
535 sq.ft. (49.7 sq.m.) approx.



BECK COTTAGE, THE STREET, KELLING NR25 7EL

TOTAL FLOOR AREA : 1374 sq.ft. (127.6 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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