

# LANDLES



Lark Cottage | Main Road | Titchwell



## TO LET

Lark Cottage is a most attractive coastal dwelling with breathtaking sea vistas. 4 bedrooms, an open-plan kitchen/dining room and a tranquil sunroom offering panoramic views over the Titchwell marsh & tidal creek.

**RENT: £1,900** pcm, ex.

Folio: M/354sr

- Reception Hall
- Living Room with open fire
- Breakfast Kitchen
- Open Plan Dining Room/ Sun Room



- 4 Bedrooms
- 3 Bathrooms
- Oil Fired Radiator C.H.
- Views of Marshes, Dunes and Sea

Situated in the coastal village of **Titchwell, Lark Cottage** captures the essence of North Norfolk living as a welcoming family residence. Featuring four bedrooms and three bathrooms, including a master suite with panoramic views, this pretty cottage with flint & chalk facades offers spacious comfort. The open plan kitchen, diner and sun lounge open out onto the west facing terrace and garden with views towards the Titch estuary and the renowned coastal sunsets. Explore the nearby RSPB reserve, quaint village pubs, restaurants, and picturesque beaches, all within easy reach, making Lark Cottage an ideal retreat for those wanting to immerse themselves in the natural beauty and rich heritage of North Norfolk.

#### Front Entrance

With stone paved path to storm porch, shingle driveway & attractive Flint & Brick front elevation.

#### Reception Hall

With stone tiled flooring and archways, leading to understairs storage & cloakroom fitted with handbasin and W.C.

#### Sitting Room

With sash windows, composite fireplace & hearth, a pair of glazed doors to

#### Open plan Kitchen/Diner/Sunroom

Fully fitted kitchen with granite work surfaces, fitted fridge & double oven, ceramic hob, and stone tile flooring. Superb views towards the marshes, dunes, and sea. With wood board effect flooring, a pair of glazed doors onto garden terrace.

#### Walk in Pantry

With fitted shelving, plumbing for washing machine and recessed lighting.

#### Staircase to First Floor Landing

With half landing with feature canted corner windows overlooking dunes and sea.

#### Bedroom 1 (Large Rear)

With sea views through sash windows, dressing room with hanging rail and shelving, with door to

#### En-suite Bathroom

With shower cubicle, panelled bath, hand basin, W.C., and ladder radiator.

#### Bedroom 2 (Small front)

With sash window.

#### Bedroom 3 (Medium Front)

With sash window & double doors to built-in wardrobe.

#### Family Bathroom

With bath & shower mixer, hand basin, W.C. and ladder radiator.

#### Staircase to Second Floor Landing

Landing with double doors to built in wardrobe leading to

#### Master Bedroom

With beamed ceiling, boxed dormer windows with excellent elevated views over Titchwell marshes and impressive tidal creek onto the Sea.

#### Master Bathroom

Luxury bathroom with panelled bath, twin wash basins, W.C., shower cubicle, Velux windows, ladder rad and tile surround.

#### Rear Garden

With full width stone slab patio and lawn, wooden garden shed and path at side. Attractive chalk and brick rear elevation.

#### NOTE:

Furnishings may be available by negotiation.





**Council Tax:** Enquiries indicate the property to be in Council Tax Band "F" with an annual charge of £3,155.08.

**Tenancy:** The property is available to rent, unfurnished, on a new *Assured Shorthold Tenancy*, minimum initial period of 6 months. Longer initial fixed terms may be possible subject to individual Landlords requirements.

**Rent due on Commencement:** Minimum one month's rent plus any part month due upon commencement.

**Applications:** Potential tenants should make an application on a *Tenancy Application Form* available from the Agents offices or online at: [www.landles.co.uk](http://www.landles.co.uk)

Applications are subject to references at all times.

**Application Guide:** the Landlord will seek evidence of annual employment / income IRO 3.5 times the annual rent.

**Deposit:** One month's rent or 5 x weekly rent deposit, [subject to landlord's instructions] will be required upon commencement of the tenancy. TDS: where LANDLES are so instructed all deposits are held in our statutory Client's DEPOSIT Account in accordance with the government approved TDS scheme. Full details will be provided upon entering a new Agreement.

**Guarantor:** In some instances, the Landlord may require a Guarantor to the Agreement.

**Proof of Identity documents:** To comply with the requirement of the *Anti-Money Laundering Directive* prospective tenants will be required to provide the usual proof of identity documents at the stage of formal Application. **Right to Rent Checks:** Where required by law all proposed occupants will be required to provide appropriate documentation at the application stage. The LANDLES *Privacy Statement* is available to view online at: [www.landles.co.uk](http://www.landles.co.uk) or upon request.

**Viewing:** Further details and arrangements for viewing may be obtained from LANDLES.

**Negotiations:** All negotiations in respect of this property are to be carried out strictly via the Agents, LANDLES.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

**IMPORTANT NOTES** | LANDLES for themselves and for the Vendors or Lessors of this property whose Agents they are give notice that (i) the particulars are produced in good faith and are set out as a general guide only do not constitute any part of a contract and LANDLES accepts no responsibility for any error omission or mis-statement in these particulars (ii) no person in the employment of LANDLES has any authority to make or give any representation or warranty **whatever** in relation to this property (iii) any plans produced on these particulars are for illustrative purposes only and are not to scale, any area or other measurements stated are subject to measured survey (iv) unless specifically referred to in these particulars any chattels, garden furniture or statuary, equipment, trade machinery or stock, fittings etc is excluded from the sale or letting whether appearing in images or not (v) Applicants should make their own independent enquiries into current USE or past use of the property, any necessary permissions for use and occupation and any potential uses that may be required (vi) all prices and rents are quoted subject to contract and NET of VAT unless otherwise stated (vii) the Agents take no responsibility for any costs applicants may incur in viewing the property, making enquiries or submitting offers (viii) any EPC indicated in these particulars is produced independently of LANDLES and no warranty is given or implied as to its accuracy or completeness.



# LANDLES

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