



Reeds Cottage, Kelling

Independent Estate Agents

Pointens





Reeds Cottage, The Street

Kelling, Norfolk NR25 7EL

Norwich 26 miles, Blakeney 5 miles

Holt 3 miles

A superbly presented detached period coastal home. Reeds 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.

£1800 Per Callender Month



The Property

The property offered for let is a quintessential brick and flint country cottage situated in an idyllic village location in what must be one of the prettiest pockets of countryside Norfolk has to offer. Within easy walking distance of the cottage is the village tea rooms, the Pheasant Hotel and extensive coastal walks. The period accommodation comprises a garden room, an entrance hall, a kitchen, sitting room and dining room and a shower room. On the first floor, a landing leads to three bedrooms and a family bathroom. The property enjoys the benefit of UPVC sealed unit double glazed windows and oil fired central heating throughout. Outside, there is ample off street parking, wonderful south facing gardens and within the grounds is a home office.

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 and Reeds Cottage will be found on the right hand side identified by a Pointens for sale board.

Accommodation

The accommodation comprises:

UPVC door to -

Garden Room (10'2 x 9'2 double aspect)

Pantiled floor.

Entrance Hall

Storage cupboard. Radiator. Tiled floor. Fridge/freezer.

Kitchen (16'2 x 12'1, double aspect)

Range of fitted base units with granite work surfaces over. Inset single drainer sink with mixer tap. Fitted electric oven. Surface hob and re-circulating hood. Wall unit. Fitted shelving. Two radiators. Aga. Shelved cupboard and shelved pantry. Beamed ceiling, two window seats. Window shutters.

Sitting Room (16'3 x 11'9)

Open fireplace housing a wood burner. Fitted shelving. Two window seats. Radiator. Heavily beamed ceiling. Staircase to first floor.

Dining Room (15'2 x 9'9)

Beamed ceiling. Fitted wood burner. Radiator. Door to garden.

Shower Room

Shower cubicle. Fitted shower, vanity unit with basin over. W.C., tiled floor.

First Floor

Landing

Radiator.

Bedroom One (14' x 9')

Radiator. Period fireplace. Exposed beams.

Bedroom Two (12'6 x 9')

Radiator, Period fireplace. Fitted shelving.

Bedroom Three (9'3 x 7')

Radiator. Cupboard. Fitted shelving.

Bathroom

Panelled bath, pedestal washbasin. W.C., radiator. Fitted airing cupboard.

Curtilage

The garden to the cottage is due south facing and comprises extensive lawns, various inset flower and shrub beds. Mature trees, off street parking and fully insulated home office comprising: Office area 12'2 x 11'8, modern electric radiator, coat pegs, electric power and light. Bedroom 8'10 x 5' modern electric radiator. Cloakroom with wash basin and wc.

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.

No person in the employ of Pointens has any authority to make or give any representations or warranties in relation to this property or these particulars, nor to enter into any contract on behalf of the Vendor of Lessor.

General Information

Rent: £1800 per calendar month payable in advance.

Type of let: Unfurnished assured shorthold tenancy

Damage Deposit: £2076.00 refunded at the end of the tenancy if no claim is justified.

Services: The tenants will be responsible for all services and council tax.

References required: Bank, employment and present or previous landlord. We also carry out a credit check.

Fees: There will be a £400 holding deposit, this will be refunded from the first month's rent.

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

Availability: This property is available from July 2024..

Term of tenancy: Initially 6 or 12 months.

Council Tax Band: F.

EPC Band: E.

Local Authority: North Norfolk District Council, 01263 513811.

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

Ref: H313194L.





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