



Pebble Cottage, Kelling

Independent Estate Agents

Pointens





**Pebble Cottage, 5 The Old Dairy
The Street Kelling, NR25 7EL**

Norwich 26 miles, Blakeney 5 miles

Holt 3 miles

A superbly presented brick and flint single storey period coastal home. Pebble 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 £335,000



The Property

The property offered for sale is a traditional brick and flint period cottage which forms part of the charming old dairy redevelopment which is situated in this most sought after coastal village. Pebble Cottage sits towards the rear of this development and has wonderful unincumbered views over the surrounding countryside of the Kelling Estate. The immaculately presented accommodation comprises of open plan sitting room and kitchen area, a utility room, two double bedrooms and a shower room. To the rear of the property is a private lawned garden with a patio, there is also a shared courtyard to the rear of the cottages. A large parking area where each property has an allocated space with additional parking for guests. The property also has the benefit of Upvc sealed unit windows and doors and modern electric heating.

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) sign-posted Kelling. Proceed into Kelling village. After around 100 yards you will find the entrance to The Old Dairy complex on your right hand side, identified by a Pointens for sale board.

Accommodation

The accommodation comprises -

Front Door

Leading to :-

Open plan Sitting room/Kitchen area (21'6 x 15'7 double aspect)

Sitting Room Area

Television point, modern electric radiator. Ceiling beam.

Kitchen Area

Fitted with a range of base units with working surfaces over. Fitted fridge, electric cooker, surface hob with recirculating hood. Inset single drainer sink with mixer tap. Tiled splashbacks, range of matching wall units.

Utility Room (8'5 x 5')

Modern electric radiator. Fitted shelf and coat pegs. Fitted dishwasher, freezer and washing machine.

Bedroom One (11'5 x 9')

Modern electric radiator

Bedroom Two (9'10 x 8'9)

Modern electric radiator.

Shower Room

Tiled shower cubicle with fitted Mira shower, wc, pedestal wash basin. Half tiled walls. Modern electric radiator. Electric shaving point.

Curtilage

To the rear of the property is a private garden area which comprises of a lawn, various inset flower and shrub beds. Steps lead down to a sunken patio area. Also within the complex there is a shared courtyard which is to the front of the cottage and a lawned area. There is also a parking area where each property has an allocated parking space. There is also additional parking spaces for guests.

General Information

Tenure: Freehold.

Services: Mains water, electricity and drainage is connected.

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

Council Tax Band: The property is currently a holiday let and therefore is presently business rated. The property was band C.

Energy Performance Certificate Band: Band E.

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

Ref: H313197

Please Note: The shared outside garden spaces and parking area are managed by a residents association. The annual charge is £220.00.

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

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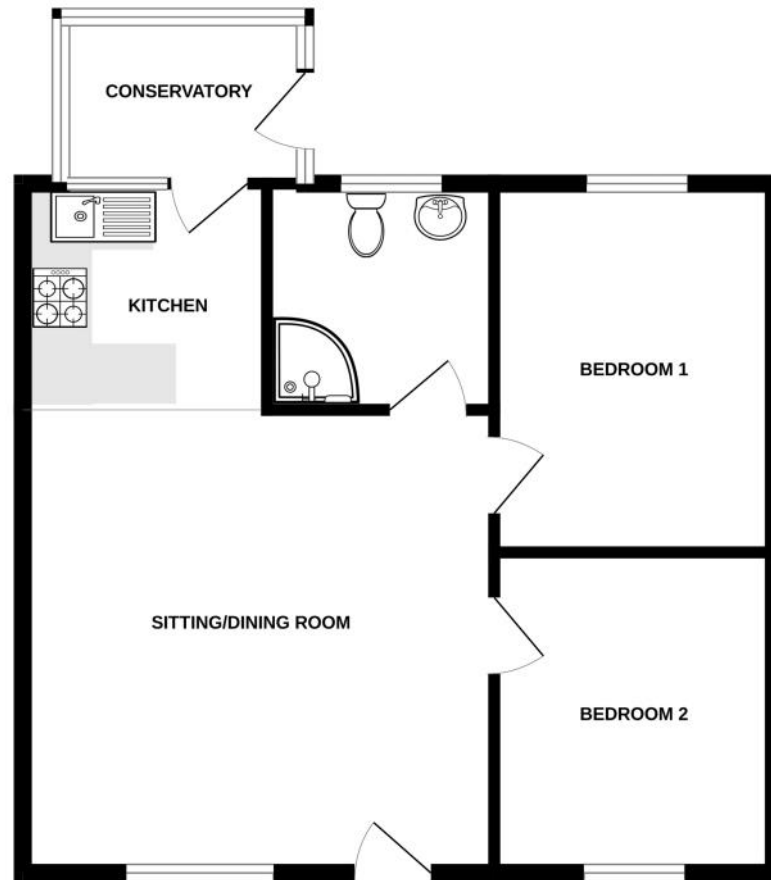
We have not tested any heating installations, other appliances or services and it is therefore the responsibility of the purchaser, their solicitor or surveyor, to ascertain their condition and serviceability.

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GROUND FLOOR
596 sq.ft. (55.4 sq.m.) approx.



PEBBLE COTTAGE, KELLING NR25 7EL

TOTAL FLOOR AREA : 596 sq.ft. (55.4 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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