



Hollyhock
Cottage

The Property

The property offered for rent is a traditional brick and flint cottage tucked away in a quiet loke just off Blakeney High Street. Situated around 100 yards from the iconic Quay and all the village amenities. The immaculately presented property offers accommodation comprising: an entrance hall, sitting room, kitchen/diner and a shower room. On the first floor there two good size bedrooms. Outside to the front of the property is a small courtyard.

Location

Blakeney is one of the most popular sailing and seal viewing villages on the North Norfolk Coast. It is in a special area of Outstanding Natural Beauty surrounded by huge expanses of marsh and sky. There are extensive amenities in the village including a small supermarket and a good range of shops, restaurants and pubs. There is also a doctors' surgery and a primary school. The Georgian market town of Holt is about seven miles to the east with a wide range of shops and also Gresham's Schools.

Directions

Leave Holt via the A148 to Fakenham. After going through an S-bend in the village of Letheringsett turn right where signposted to Blakeney. Follow this road for around four miles where upon you reach Blakeney. At the T junction with the coast road turn left and them immediately right into the High Street. Proceed toards the Quay and around 100 yards before the Quay you will find a cottage on the left hand side with a red post box. Just past this there is an arched entrance to the loke. Hollyhock Cottage will then be found on the left hand side.

Accommodation

Front Door leading to:

Ent Hall

Staircase to first floor.

Sitting Room (12'5 x 12'4)

Inglenook style fireplace housing a wood burner, wall and ceiling beams, television point. Modern high retention storage heater.

Kitchen/Dining Room

Range of base units with wooden work surfaces over. Single drainer sink with mixer tap, electric cooker, electric surface hob, re-circulating hood. Fridge. Wall units, wooden floor, modern electric radiator.

Shower Room

Shower cubicle, pedestal washbasin, wooden flooring, modern electric radiator. Washing machine

First Floor

Bedroom One (12'4 x 11'7')

Modern high retention storage heater, wooden floor. Ceiling beams, door to:

Bedroom Two (13' x 7'10)

Period fireplace, wooden floor, cupboard. Modern high retention storage heater.

Curtilage

There is a small courtyard to the front of the property where it is possible to sit outside. Whilst the property has no parking there are various car parks in the village where permanent residents of the cottage can obtain a permit for the parking.

General Information

Rent: £895 per calendar month payable in advance.

Damages Deposit: £1032 refunded at the end of the tenancy if no claim is justified.

Council Tax Band: C

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

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

Fees: There will be a holding deposit equivalent to one week's rent which will be refunded from the first month's rent. Tenants should arrange their own contents insurance.

Availability: The property is available from now.

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

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

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

Ref: H313219L.





18 High Street, Holt, Norfolk NR25 6BH | Tel: 01263 711880 | enquiries@pointens.co.uk

Independent Estate Agents

Pointens