



82 High Street, Blakeney

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Independent Estate Agents
Pointens

The Property

The property offered for rent is an attractive Georgian cottage situated in Blakeney's famous High Street convenient for the village's extensive amenities and the quay. Having been recently completely refurbished, the exceptionally well appointed accommodation comprises a large sitting room with an open fireplace, a well fitted out kitchen, a first floor landing leading to three good size bedrooms and a family bathroom. The cottage enjoys the benefit of modern electric heating. Outside, there is a covered courtyard, a drying horse and a storage cupboard for cycles and outboard motors etc. Opposite the property is a car park where you are able to gain a parking permit free of charge if the cottage is your permanent residence.

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 including a designer boutique 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. The property will then be found on the left hand side after a short distance.

ACCOMMODATION

The accommodation comprises:

Kitchen/Diner (17'7 x 13')

Newly fitted kitchen comprising a range of base units with working surfaces over, inset single drainer sink unit with mixer tap. Electric oven, surface hob, extractor fan, integrated fridge, dishwasher and washing machine. Larder cupboard, fitted shelving and space for a freezer, window seat, modern high heat retention storage heater.

Sitting Room (14'5 x 13')

Modern high heat retention storage heater, fitted shelving, open fireplace. Fitted cupboard. Telephone and television point.

First Floor

Landing

Two fitted cupboards. Modern High heat retention storage heater.

Bedroom One (14' x 10'13'9)

Modern electric radiator. Period fireplace, two fitted cupboards.

Bedroom Two (13'1 x 8'8)

Period fireplace, modern electric radiator, television point.

Bedroom Three (11'3 x 10')

Modern electric radiator, television point.

Bathroom

Shower bath with fitted shower screen. Victorian style mixer tap with shower attachment, mixer tap. WC, vanity unit with washbasin over. Heated towel rail. Dimplex electric wall heater. Wall mounted bathroom cabinet. Shelved airing cupboard.

Curtilage

To the side of the property there is a covered courtyard area that has a drying horse and a storage cupboard for bicycles, outboard motors etc. External electric points. Opposite to the cottage there is a car park where tenants are able to gain a free parking permit if they are in permanent residence.



General Information

Rent: £1600 per calendar month, payable in advance.

Type of Let: Unfurnished assured short hold tenancy.

Damage Deposit: £1846 refunded at the end of the tenancy if no claim is justified.

Energy Performance Certificate Band: Listed

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

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

Fees: There will be a £360 holding deposit which will be refunded from the first month's rent. Tenants should arrange their own contents insurance.

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 1st August 2024

Term and length of tenancy: Unfurnished assured short hold tenancy, initially 12 months.

Viewings: Through the agents, Pointens Estate Agents, tel: 01263 711880.

Ref: H313062L

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