



Keepers Cottage, Wolterton Hall

Independent Estate Agents

Pointens





Keepers Cottage, Wolterton Hall

Wolterton, Norfolk NR11 7LY

Norwich 26 miles, Blakeney 5 miles

Holt 3 miles

A superbly presented detached period cottage situated in an unrivalled rural location on one of North Norfolk's prettiest country estates. Wolterton is just 9 miles from North Norfolk's Heritage coastline and all it offers.

£2000 Per Calendar Month



The Property

Located in the heart of the Wolterton estate close to Blickling Hall, Keepers Cottage showcases a wealth of character with an idyllic contemporary blend. A wonderfully eclectic mix of old-world character and a uniquely bespoke modern interior, Keepers Cottage offers the opportunity to immerse yourself amongst the ancient woodlands and pasture of the surrounding estate for a true experience of Norfolk.

The detached Keepers Cottage comprises four bedrooms and three bathrooms, spread over two floors, with each room being the beneficiary of the care and attention that has been lavished upon it by the owners. Indeed, no two rooms are the same, which has created a home that is full of fun, while still being a place where you can escape and relax.

The cottage is surrounded by a garden with mature planting, as you would expect from a cottage 200 years old! Amongst the old cherry trees, peonies and the irises, you will find plenty of lawn with the garden also being entirely enclosed. The enchanting wildlife pond is the garden's centre point and welcomes an array of wildlife throughout all seasons.

Offered on a fully furnished basis, Keepers Cottage is available from September 2024 on a six month let only.

The Location

The Wolterton Park Estate is situated in glorious unspoilt rolling North Norfolk countryside where there are no dual carriageways or noisy trainlines and it isn't on the flight line of a commercial airport. The estate is however only 12 miles from the superb Norwich International Airport which has a variety of domestic and international flights, and a very useful direct connection to Schiphol Amsterdam which connects to most major worldwide destinations. A private jet company also operates from Norwich airport, and more information is available from the agent. Norwich railway station offers a regular direct service to London Liverpool Street with a journey time of about 1h 40 minutes and to Cambridge with a journey time of 1h 15mins. Wolterton is located near the charming village of Itteringham which has a well-stocked community run village shop and the Walpole Arms pub. About 300m from the end of the main drive is the delightful Saracens Head pub which is a traditional coaching inn with a very good reputation for food.

Accommodation

The accommodation comprises:

Entrance Hall

Dining Room (16' x 12')

Wood burner.

Sitting Room (27'3 x 16'2, double aspect)

Wealth of ceiling beams. Two sets of patio doors leading outside.

Rear Hall

Cloakroom

W.C., pedestal washbasin, shower cubicle.

Bedroom (17'4 x 11'10)

Period fireplace, double doors leading outside.

Kitchen (15' x 9'2)

Range of fitted base units with working surfaces over. Inset Butler sink with mixer tap. Fitted dishwasher. Double oven. Range of matching wall units. Door to outside. Radiator. Oil fired boiler for central heating and domestic hot water.

Utility Room (8'8 x 7'5)

Butler sink.

Cloakroom

W.C., basin, radiator.

Garden Room (9'7 x 8'2)

Door to outside

Drawing Room (16'8 x 13'9, double aspect)

Open fireplace.

First Floor

Landing

Radiator. Fitted shelving, airing cupboard.

Bedroom (16'8 x 14'9)

Radiator, period fireplace.

Bedroom (16'6 x 15'8)

Radiator.

Bedroom (11'4 x 5'9, double aspect)

Exposed beams, radiator.

Bathroom

Washbasin, panelled bath, shelved cupboard, W.C., heated towel rail,

Curtilage

The property is situated in large gardens which surround the house on all four sides. There is an array of lawns with various inset shrub and flower beds and many mature trees plus a wildlife pond.

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General Information

Rent: £2000 per calendar month payable in advance.

Type of let: Furnished assured shorthold tenancy

Damage Deposit: £2076 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 months





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