



Rose Cottage, Fulmodeston

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**Rose Cottage, Barney Road,
Fulmodeston, Norfolk NR21 0AT**

Holt 9 miles, North Norfolk Coast 9 miles

Fakenham 3 miles, Norwich 20 miles

Rose Cottage has been beautifully renovated and has the benefit of a separate annexe. The property enjoys a private garden with a small swimming pool and open countryside views. A short distance away is the Georgian market town of Holt and North Norfolk's heritage coastline.

£2700 PCM



THE PROPERTY

Beautifully renovated cottage in a popular village location with a separate annexe (11m x 3m) currently used as an office and fourth bedroom. The accommodation comprises: an open plan modern high spec kitchen, dining room, sitting room, tv snug and utility with wc. Upstairs are three double bedrooms; master with built in wardrobes and a deluxe en-suite. A family bathroom. Garden with open countryside view, small heated swimming pool and raised flower beds. Off street parking for up to three cars.

LOCATION

Fulmodeston is a small rural village situated 'twixt the market towns of Fakenham and Holt. At the centre of the village is a church and village hall, originally the local primary school, which now holds various functions and activity groups. Fakenham has been voted the seventh best place to live in Britain by Country Life Magazine. It is a market town in central Norfolk between Kings Lynn and Norwich and has a Thursday market dating back to 1250 and a farmer's market on the last Saturday of each month with great local grown organic produce. It is often called the Gateway to the North Norfolk Coast as it is well positioned for the coast and other local attractions like Pensthorpe Wildlife Park and Fakenham Racecourse. Within easy access are Holkham Hall and its famous beach, Sandringham and the Thursford Collection of steam engines and funfair rides and its wonderful Christmas Spectacular Show. There are plenty of places to eat in Fakenham including pubs, cafes and restaurants and there is a four screen cinema. Rail access is via Kings Lynn or Norwich and Norwich International Airport is rapidly becoming a major feeder airport for worldwide travel via Amsterdam (Schipol).

DIRECTIONS

Leave Fakenham on the A148. At the crossroads in Little Snoring turn right into Kettlestone Road. Proceed through the village of Croxton and after around one mile you will come to a crossroads in the centre of Fulmodeston. Turn left onto the Barney road and after around 200 yards you will find the property situated on the left hand side.

Accommodation

The accommodation comprises -
Front door, leading to -

Sitting Room (11'4 x 11')

Open fireplace housing a wood burner with a wooden surround, television point. Radiator. Fitted blind.

Kitchen/Diner (23' x 12'5, double aspect)

Island unit with generous storage under. Miele gas surface hob, cooker plate. Extractor hood. Fitted American style fridge/freezer. Two Neff ovens with slide under doors. Inset sink with Quooker tap, extensive storage units and three pairs of bi-fold doors.

Inner Hall

Radiator. Staircase to first floor.

TV Snug (10'10 x 10'7)

Television point, radiator.

Utility Room

Work surface with inset sink, plumbing for automatic washing machine. Wc.

First Floor

Landing

Airing cupboard.

Master Bedroom (13' x 11'9)

Radiator. Extensive built in wardrobes. Wonderful rural views to the rear aspect.

Large deluxe en-suite

Stand alone bath and a walk-in shower. Vanity unit with 'his and hers' basins. Heated towel rail. Radiator. Tiled floor.

Bedroom Two (11'8 x 11')

Radiator. Fitted wardrobe.

Bedroom Three (10'9 x 11'7)

Fitted wardrobe. Cast iron fireplace. Radiator.

Family Bathroom

Panelled bath with shower over and shower screen. W.C., vanity unit with washbasin over. Fitted towel rail, tiled floor.

Curtilage

The property is approached over a gravelled driveway providing off street parking. At the rear of the property is a patio area and this leads to a lawned garden which has a heated swimming pool and a further patio area. Also within the grounds there is a detached annexe with accommodation comprising a sitting/bedroom/office (27' x 9'8) with triple aspect, a vaulted ceiling and two Velux windows. There is also a shower room with shower cubicle, W.C., vanity unit with basin over and a heated towel rail. The grounds are very private and fully enclosed with mature hedging.

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 or Lessor.

General Information

Rent: £2700 per calendar month to include a gardener, payable in advance.

Damages Deposit: £3115.00 refundable at the end of the tenancy if no claim is justified.

Council Tax Band: To be confirmed.

Services: All mains services are connected. Tenants will be responsible for all services and council tax.

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

Fees: There will be a £620.00 holding deposit which will be refunded from the first month's rent

Availability: The property is available from October 2024.

Type of tenancy: Unfurnished, part furnished or furnished assured shorthold tenancy.

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: H313245L





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