



4 Marlpit Cottages, Hempstead

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Pointens





**4 Marlpit Cottages, Marlpit Lane,
Hempstead, Holt, Norfolk NR25 6TR**

Holt 2 miles Norwich 20 miles

North Norfolk Heritage Coast 5 miles

The property offered for sale is a mid terrace cottage situated in a wonderful rural location 2 miles from the popular Georgian town of Holt and all its amenities, and just 5 miles from the North Norfolk Heritage coastline with its extensive beaches and prolific wildlife.

GUIDE PRICE £199,950



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THE PROPERTY

The property offered for sale is a traditional mid terrace brick and flint cottage under a pantile roof occupying a charming rural setting towards the southern outskirts of this small rural village. The cottage is now in need of some updating and presently offers the following accommodation. On the ground floor comprising an entrance porch a sitting room with an open fireplace and a kitchen. On the first floor there is a bedroom and a shower room. Outside is a lawned front garden and a short distance away, there is a further good size garden area which is laid to grass. There is also on street parking on a first come-first serve basis. The property is being sold with no onward chain.

LOCATION

Hempstead is a small unspoilt village located about 2 miles south east of Holt. The village is not far from the coast at Weybourne and is set amongst rolling countryside with lovely walks and cycle rides on the doorstep. The Pigs pub at Edgefield is close by and is known for its excellent food and drink. The ruins of Baconsthorpe Castle are in the adjoining village and Selbrigg Lake, where the river Glaven rises, is close by. The village is only a couple of miles from the elegant Georgian town of Holt. The centre of Holt comprises mainly individual shops and businesses where a friendly and personal service still remains. The town is also home to Gresham's Public Schools. The North Norfolk coastline is about 14 miles distant with Salthouse, Cley, Blakeney and Morston all within easy reach. Holt is well serviced by bus routes with direct rail links to Cambridge and London from King's Lynn and Norwich. Norwich Airport has access to most international destinations via Amsterdam (Schiphol).

DIRECTIONS

Leave Holt via Station Road. At the T-junction with the bypass turn left and then immediately right into Hempstead Road. After around 1 mile take the first right hand turning signposted Hempstead. Proceed through the village and take the second left hand turning into Marlpitt Lane. After around 100 yards you will find the cottage on your left hand side.

Accommodation

The accommodation comprises:

Double doors lead to:

Entrance Porch

Coat pegs, door to:

Sitting Room (15'2 x 10')

Red brick open fireplace housing a wood burner. Cupboard housing a sink and a water heater. Cupboard, under stair cupboard. Stairs to first floor.

Kitchen (12'3 x 6'4)

Range of base units with work surfaces over. Electric oven, wall unit, fitted welch style dresser, night storage heater.

First Floor

leading to -

Bedroom (15'6 x 12'6)

Fitted cupboard, Velux window.

Shower Room

Shower cubicle with fitted shower, wc, wash basin.

Curtilage

To the front of number 4 there is a lawned garden. A pathway leads from the cottage, and a short distance away is a further garden area (100' x 25') which is mostly laid to grass. Wooden garden shed. All enclosed by mature hedging.

General information

Tenure: Freehold.

Services: Mains water and electricity are connected. Drainage is via a septic tank

Council Tax Band: A (£1487.99 2024/25)

Energy Performance Certificate: To be confirmed.

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

Viewings: Strictly via the sole agents, Pointens Estate Agents, Tel: 01263 711880.

Reference: H313244.

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

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Important Notice

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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.

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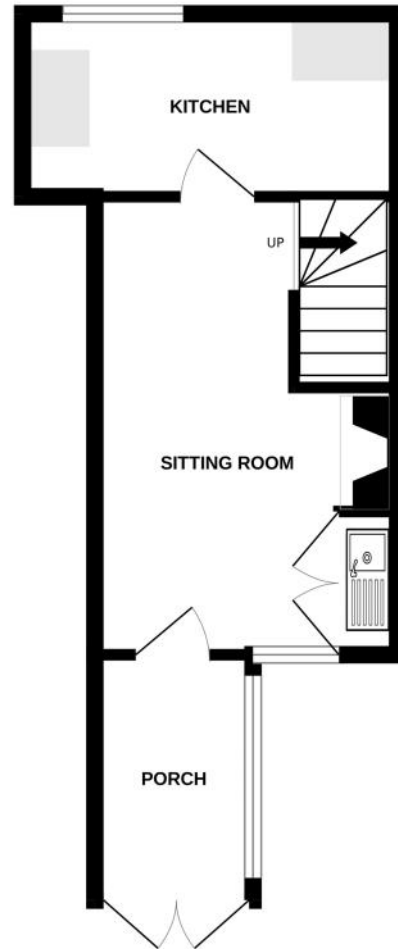
We have not tested any heating installations, other appliances or services and it is therefore the responsibility of the purchaser, their solicitor or surveyor, to ascertain their condition and serviceability.

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.

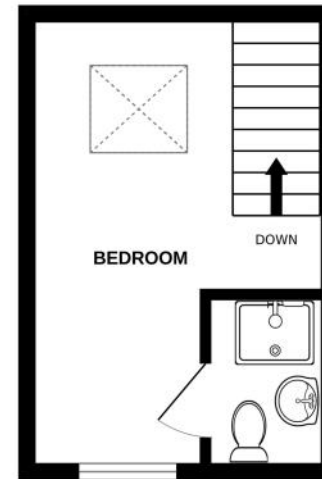
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GROUND FLOOR
275 sq.ft. (25.6 sq.m.) approx.



1ST FLOOR
159 sq.ft. (14.7 sq.m.) approx.



4 MARL PIT COTTAGES, MARL PIT LANE, HEMPSTEAD NR25 6TR

TOTAL FLOOR AREA : 434 sq.ft. (40.3 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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