



Teddy's Retreat, West Beckham

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Pointens





**Teddy's Retreat, Back Lane,
West Beckham, Norfolk NR25 6PH.**

Holt 4 miles, North Norfolk Coast 3 miles,
Norwich 20 miles

Traditional brick and flint cottage tucked away in a superb rural location twixt Holt and Sheringham. This delightful period property has a sunny south facing garden, an attached 21' brick and flint barn, and off street parking for two cars.

GUIDE PRICE £299,950



THE PROPERTY

The property offered for sale is a traditional brick and flint cottage situated in a very quiet, tucked away location twixt Holt and Sheringham. This delightful period cottage is in very good condition throughout and has accommodation offered comprising an entrance porch, a sitting room with an open fireplace, rear hall and a well fitted out kitchen. On the first floor, a landing leads to two good size bedrooms and a bathroom. The property enjoys the benefit of oil fired central heating and UPVC double glazed windows. Outside, there is a very private enclosed south facing garden and a very useful attached 21' traditional brick and flint barn. A short distance away there is off street parking for one vehicle.

LOCATION

West Beckham is a popular North Norfolk village which remains unspoilt and is located 'twixt Holt and Sheringham. The village has its own public house which is well known for its good food and drink. Also nearby is the National Trust owned Sheringham Park with its many acres of landscaped grounds offering excellent walking facilities and park runs. The coastal town of Sheringham is in an Area of Outstanding Natural Beauty and the North Norfolk coast is only a couple of miles away. Sheringham is popular for both holidays and retirement having an excellent range of shops and other amenities to include bus and rail services to the county city of Norwich. Around two miles to the East is the Georgian town of Holt. Holt has an extensive range of shops and businesses where a friendly and personal service still remains. The town is also home to Gresham's Public School. The County City of Norwich is just over twenty miles away with fast rail links to London Liverpool Street. Norwich Airport has direct access to most destinations via Amsterdam [Schipol].

DIRECTIONS

Leave Holt on the A148 Cromer Road. Proceed through the village of Bodham and after around one mile turn right opposite Sheringham Park, signposted byway to West Beckham 1 mile. Proceed into the centre of the village. Back lane will then be found signposted on the left. There are two entrances [take the second entrance] Proceed up this drive and bear around to the right. Parking for the cottage is then on the right hand side. The entrance to the cottage is then on the left.

ACCOMMODATION

The accommodation comprises: -

UPVC front door, leading to -

Entrance Porch

Pamment floor, coat pegs. Oil fired boiler for central heating and domestic hot water.

Sitting Room (16'7 x 11', double aspect)

Open fireplace. Door to front aspect. Television point. Radiator. Vaulted ceiling beams, wooden floor.

Rear Hall

Staircase to first floor. Wooden floor.

Kitchen (9'10 x 7'2)

Fitted range of base units with working surfaces over. Inset single drainer sink with mixer tap. Plumbing for automatic washing machine. Fitted dishwasher. Electric double oven. Range of matching wall units. Pamment floor. Radiator.

First Floor

Landing, leading to -

Bedroom One (13'9 x 9')

Radiator. Fitted cupboard plus two high level cupboards.

Bedroom Two (9'9 x 9'6)

Radiator. Fitted cupboard.

Bathroom

Roll top bath with claw feet. Mixer tap, pedestal washbasin, W.C., electric shaver point.

Curtilage

To the front of the cottage is a very private and enclosed south facing garden with various inset mature shrubs and trees plus a modern plastic oil tank and a brick and flint barn (21' x 12') with double wooden doors and electric power (Please note, this cannot be used as a garage as there are steps leading down from the entrance). A pathway leads to the rear of the property where there is a further court yard garden. A short distance away there is allocated parking for two cars.

General Information

Tenure: Freehold.

Services: Mains water, electricity and drainage.

Council Tax Band: To be confirmed.

Energy Performance Certificate: Band E.

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

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

Reference: H313263.

Agents Note: The furniture and appliances are available by separate negotiation.

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

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.

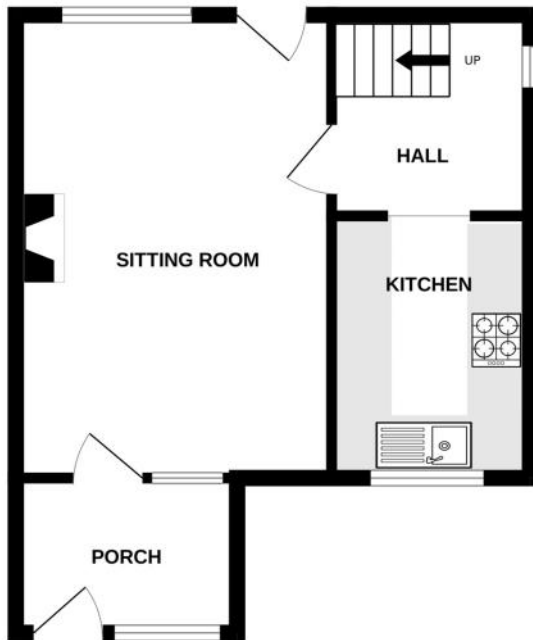
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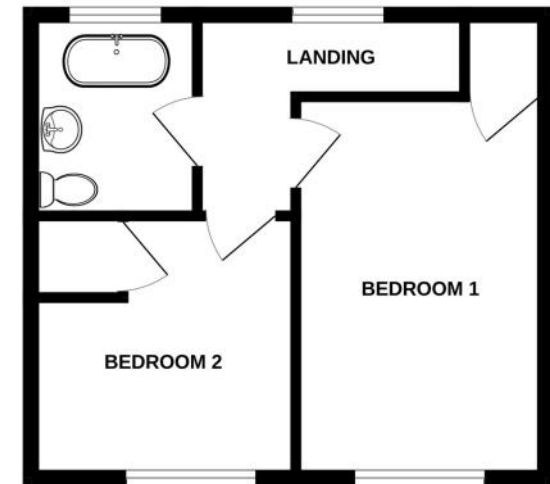
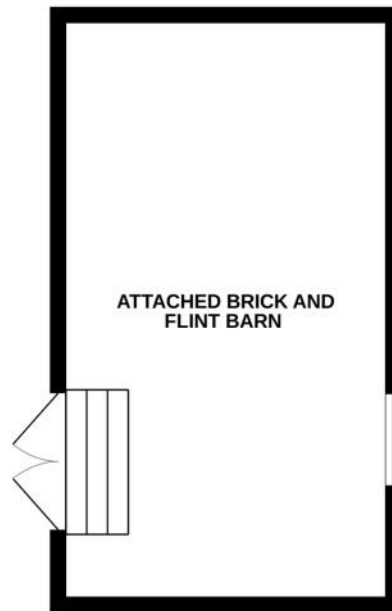




GROUND FLOOR
607 sq.ft. (56.4 sq.m.) approx.



1ST FLOOR
310 sq.ft. (28.8 sq.m.) approx.



TEDDY'S RETREAT, BACK LANE, WEST BECKHAM NR25 6PH

TOTAL FLOOR AREA : 916 sq.ft. (85.1 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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