



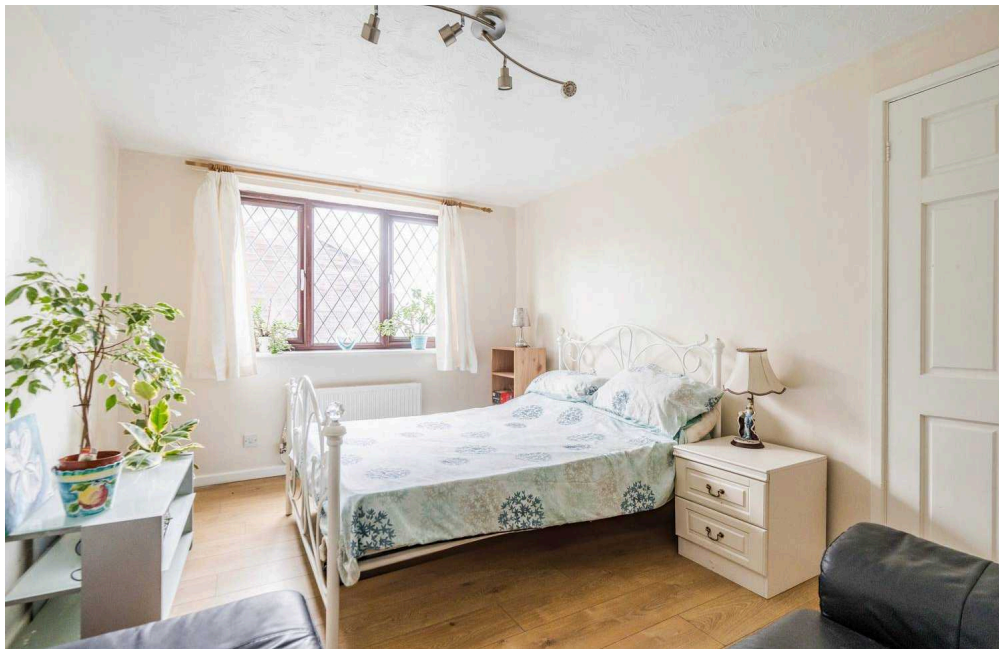
2 Horseshoe Common Holt Road, Briston

OIEO £350,000 Freehold

This impressive 4-bedroom detached house offers a fantastic opportunity for those seeking a spacious and well-maintained property with the potential to be transformed into an AirBnB venture. The property boasts a light and airy ambience throughout, creating a welcoming and comfortable living space for its future owners. With its well-maintained interiors, separate outbuildings, and desirable location, this property is sure to appeal to a range of buyers seeking a comfortable and convenient lifestyle.

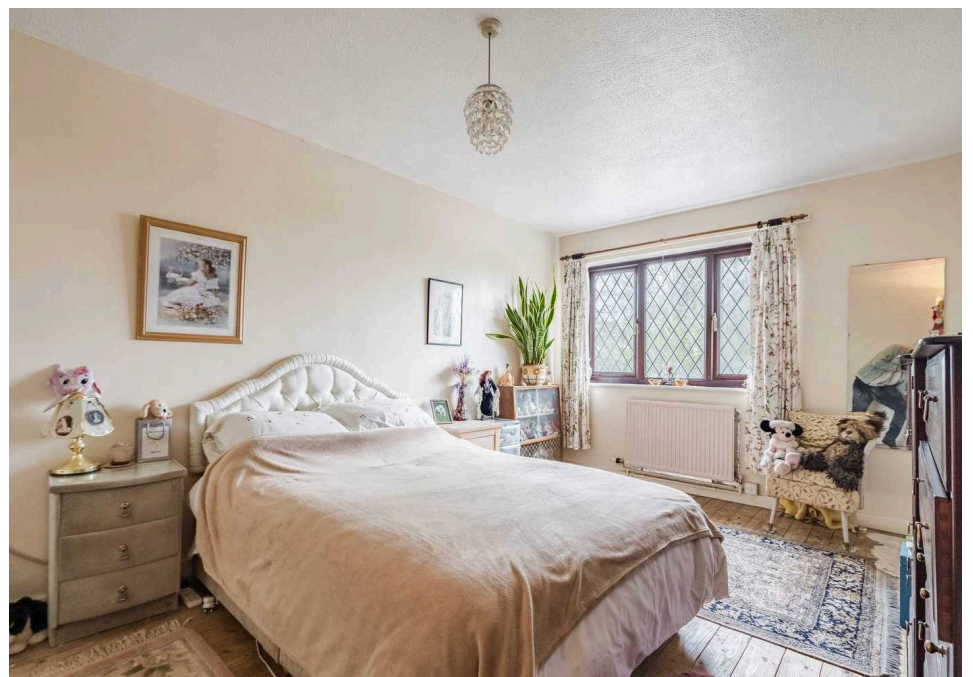
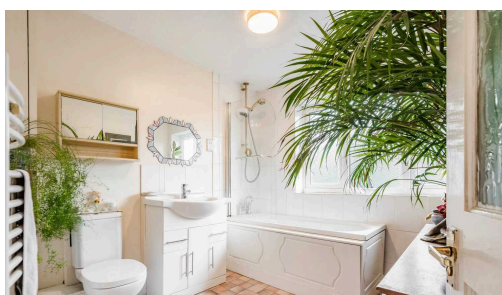
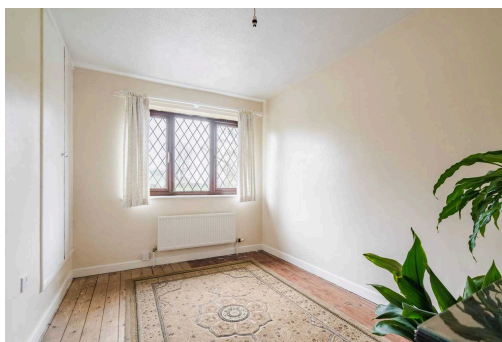
Location

Nestled in the picturesque village of Briston, Horseshoe Common offers a tranquil rural lifestyle while maintaining convenient access to nearby amenities. Briston is a charming and vibrant community, surrounded by the beautiful Norfolk countryside, making it a haven for nature lovers and outdoor enthusiasts. The property is just a short drive from the historic market town of Holt, renowned for its boutique shops, cafes, and galleries. Additionally, the stunning North Norfolk coastline is within easy reach, offering breathtaking beaches, coastal walks, and wildlife reserves. Families will appreciate the village's welcoming atmosphere, local primary school, and nearby recreational facilities. With excellent transport links to Norwich and beyond, this location combines the best of countryside living with accessibility to urban conveniences.



Holt Road

Upon entering the property, you are greeted by a ground floor bedroom to your right, accompanied by a family bathroom fitted with a three-piece suite. Continuing down the hall, a study area provides the perfect space for working from home. The open plan lounge/diner showcases a multi-fuel burning stove and a brick hearth and features sliding doors leading to the garden room.



The lounge/diner transitions seamlessly into the well-equipped kitchen, complete with integrated appliances, ample storage, and access to the utility room and side porch.

Upstairs, three bedrooms await, with two offering built-in cupboards for added convenience. An additional bathroom caters to the needs of the upper level, ensuring comfort and practicality for all residents. A separate game room/studio provides a versatile space ideal for entertainment or creative pursuits.

An added bonus to this property is the cabin, offering a self-contained living area with a separate entrance, shower room, kitchen facilities, and a cosy bedroom. The external features include a driveway for off-road parking, a raised garden terrace, and an enclosed rear garden, providing a serene outdoor retreat.

Agents Notes

We understand this property will be sold freehold, connected to mains water, electricity, and drainage.

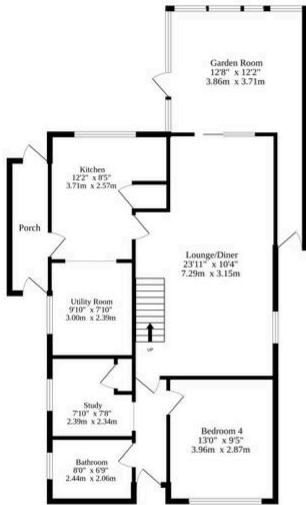
Tax Council Band - C

Council Tax band: C

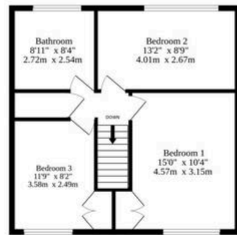
Tenure: Freehold



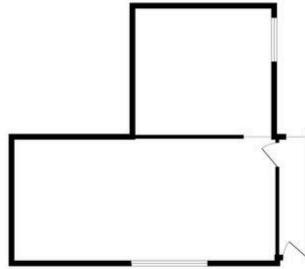
Ground Floor



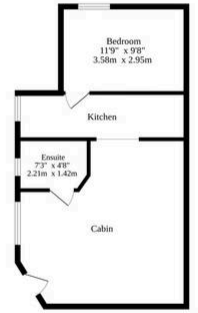
1st Floor



Outbuilding



Annex



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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