

Owl Place
The Lowes



Independent Estate Agents

Pointens

Owl Place, The Lowes, Cley Road, Kelling NR25 7EB

The Property

This fabulous two storey barn conversion offers generous open plan living space which retains many period features with a contemporary twist. The accommodation presently comprises an entrance door leading to a large open plan living area on the ground floor comprising a sitting room with a wood burner and a metal staircase leading to a mezzanine floor overlooking the living area. There are two large floor to ceiling barn doors which have been filled with glass and adjacent to the living area there is an exceptionally large kitchen/dining area with the kitchen being extensively fitted out with a range of base units incorporating a good range of white goods. Also on the ground floor there is a boiler room and cloakroom and bi-fold doors leading to a private, decked and south facing courtyard garden. On the first floor the landing leads to a master bedroom with en suite and three further bedrooms, one of which also has an en suite and a family bathroom. As with all the properties on The Lowes, Owl Place has the use of a communal indoor heated swimming pool, two all weather tennis courts and a **children's play area.**

The Location

Kelling lies within a designated area of Outstanding Natural Beauty and is a small attractive residential village. Interestingly it has a reputation for past smuggling. The village contains a popular and thriving village school, a reading room which is now a bookshop, gallery and tea rooms and a pebble beach. One mile to the east of the village is the village of Weybourne which has a greater range of amenities and a few miles away to the west is the village of Cley -next-the-sea with its world renowned National Trust marshes and excellent bird-watching facilities. Slightly further on are the villages of Blakeney and Moreston where wonderful sailing facilities will be found. Two miles inland is the exceptionally picturesque Georgian town of Holt offering 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 20 miles away with fast rail links to London, Liverpool Street. Norwich airport has direct flights to most international destinations via Schipol.

Directions

Leave Holt town centre via the Cromer Road. Upon **passing Gresham's Preparatory School on your right** hand side take the first turning left into the Kelling Road. Follow this road for around one mile before turning left where signposted Kelling. Then take the first left, proceed for about half a mile and The Lowes will then be found situated on your left hand side.

Accommodation

Front door, leading to -

Open plan living area (47' x 10' x 21'4)

Double aspect living area with a raised hearth housing a wood burner, tiled floor, television point. Bi-fold doors leading to the decked private courtyard. Metal staircase leading to -

Mezzanine Landing, overlooking living area

Kitchen/Dining Area

Extensively fitted out with a range of base units with work surfaces over, inset double sink unit with mixer tap, fitted fridge/freezer, microwave, electric oven, electric hob, extractor hood, dishwasher, washing machine, tumble drier. Range of matching wall units, tiled floor.

Boiler Room

Separate wc

White suite comprising wc, washbasin, tiled floor. Galleried Landing, leads to -

Bedroom One (14'10 x 13')

Vaulted and timbered ceiling.

En Suite

White suite comprising washbasin, wc, tiled shower cubicle housing a shower, heated towel rail, tiled floor, vaulted and timbered ceiling.

Bedroom Two (14'5 x 8'9)

Vaulted and timbered ceiling.

Bedroom Three (11'1 x 9'9)

Vaulted and timbered ceiling

En Suite

White suite comprising washbasin, wc, tiled shower cubicle with fitted shower, heated towel rail, tiled floor, vaulted and timbered ceiling.

Bedroom Four (13'10 x 8'9)

Vaulted and timbered ceiling.

Bathroom

White suite comprising wc, washbasin, panelled bath, fitted shower screen and shower, heated towel rail, tiled floor.

Curtilage

To the front of the property is a shared garden area. Also to the front of the property there is ample off street parking for several vehicles. Leading from the ground floor living area is a fully enclosed courtyard garden laid to decking.

General Information

Rent: £1850 per calendar month payable in advance.

Damages Deposit: £2562, refundable at the end of the tenancy if no claim is justified.

Council Tax Band: E, 2016/17—£1928.99

Local Authority: North Norfolk District Council,

tel: 01263 513811.

Services: Mains electricity and water, drainage is via a septic tank. Tenants will be responsible for all services and council tax.

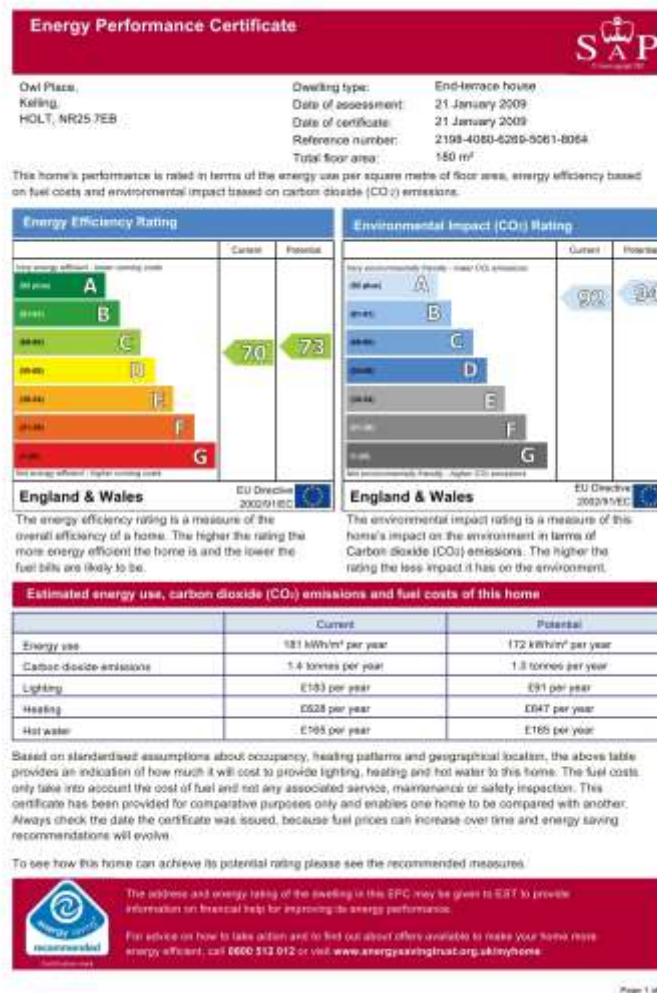
Fees: References are required for all tenants over the age of eighteen. A credit search will be undertaken, which will include personal, bank and employers references, the non-refundable cost of which will be met by the applicant as "The Reference Fee". A non-refundable administration charge of £85.00 per single application, £100.00 for joint application (couple / two adults) £125.00 (two plus adults/company lets) will be levied for administration and drafting of the Agreement, "The Tenancy" and the Inventory.

Availability: The property is available from mid July, 2016.

Type and term of tenancy: Unfurnished assured shorthold tenancy, initially for 12 months.

Viewing: Strictly via the sole agents, Pointens Estate Agents. Telephone 01263 711880

Ref: H30552L



IMPORTANT NOTICE

These particulars have been prepared in all good faith to give a fair overall view of the property. Measurements and distance are given as a guide only. We have endeavoured to ensure the information given is accurate but we would urge you to contact the office before travelling any great distance to ensure that your impression of the property is as we intended. None of the services, appliances or equipment have been tested and purchasers should satisfy themselves on such matters prior to purchase.



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