



Hall Street, Briston



Independent Estate Agents

Pointens



Briston,
Norfolk

North Norfolk Coast 9 miles, Norwich 20 miles
Holt 4 miles

Superbly appointed detached period home, tastefully refurbished and extended and now offering comfortable and stylish living accommodation. A particular feature of the property is the good size rear garden and the idyllic rural rear aspect overlooking the picturesque open countryside behind the house.

Guide Price £475,000



THE PROPERTY

The property offered for sale is a superbly appointed, detached cottage. Recently refurbished and extended by the present owners to a high standard retaining many of the original features, the property now offers a very comfortable and stylish home with the main accommodation comprising an entrance hall leading to double aspect kitchen/dining room with a good range of hand built kitchen units and by-fold doors leading to the rear patio and garden, a sitting room with an inglenook style fireplace housing a wood burner, a double aspect family room (also with a wood burner), a utility room and a shower room. On the first floor a landing leads to three good size bedrooms and a luxury family bathroom. The character features include oak ledge and braced internal doors with period fittings and Travertine and oak floors. The property also benefits from sympathetic, cottage-style, UPVC sealed unit windows and doors throughout and oil fired central heating. Outside, to the front of the cottage there is a gravelled parking area for several vehicles which leads to a detached double garage. A particular feature of this property is the wonderful good size rear garden and rear aspect overlooking open fields and countryside.

LOCATION

Briston is a popular and thriving village with an extensive range of amenities including village shops, a bakery, butchers, garage, nursery and primary school. It is also in the catchment area of the popular Reepham High School and Sixth Form College. Around four miles away is the market 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 north Norfolk coast is around four miles distant with Cley, Blakeney and Morston all within easy reach.** The County City of Norwich is about twenty miles away with fast rail links to London Liverpool Street. Norwich Airport has direct access to most destinations via Schipol.

DIRECTIONS

Leave Holt via the Norwich Road, upon reaching the outskirts of the town take the first right hand turning signposted to The Quarry. Follow this road for around two miles, going through the village of Hunworth. At the first crossroads in Briston proceed straight over sign posted village centre. Go past Graves butchers and bakers and turn next left into Church Street. Follow this road into Hall Street, the property will then be found on the on the right hand side after around 1/4 mile identified by a Pointens for sale board.

ACCOMMODATION

The accommodation comprises:

Covered entrance canopy and stable door, leading to -

Entrance Porch

Half timbered walls, radiator, coat pegs. Travertine flooring.
Door to -

Entrance Hall

Staircase to first floor. Radiator. Travertine flooring.

Sitting Room (Double Aspect)

Inglenook style fireplace housing a wood burner. Television and satellite point. Two radiators. Front door, leading to entrance porch.

Kitchen/Dining Room (Double Aspect)

Range of hand made base units with oak work surfaces over. Inset Butler sink with mixer tap. Integrated dishwasher. Feature fireplace with extractor hood. Island unit with oak work surfaces over and inset USB charging point. Two radiators. Television point. Vaulted and timbered ceiling. By-fold doors leading to the rear patio and garden.

Family Room (Double Aspect)

Oak flooring. Fireplace housing a wood burner. Radiator. Fitted cupboard. Door to rear garden.

Utility Room

Range of hand made base units with oak work surfaces over. Inset single drainer sink with mixer tap. Broom cupboard. Two high level fitted cupboards. Plumbing for automatic washing machine, heated towel rail. Travertine flooring. Boiler for central heating and domestic hot water.

Shower Room

White suite comprising wc, washbasin, tiled shower cubicle with fitted shower, heated towel rail, Travertine flooring.

First Floor
Landing
With oak flooring and leading to -

Bedroom One
Fitted airing cupboard with factory lagged tank and shelving. Two fitted wardrobes. Radiator.

Bedroom Two (Double Aspect)
Radiator. Television point. Fitted wardrobe.

Bedroom Three
Radiator. Fitted wardrobe.

Luxury Bathroom
White suite comprising rolled top bath with claw feet and Victorian mixer tap with shower attachment. Wc. Vanity unit with basin over. Tiled shower cubicle with fitted shower. Half tiled walls. Heated towel rail.

Curtilage

The property is approached through double wooden five bar gates leading to a good size shingled parking area to the front of the property. This in turn leads to a detached double garage. This comprises **Garage 1 (18'5 x 11'9) open fronted, with electric power and light and personal door. Garage 2 (18'5 x 11'9) with electric power and light and double wooden doors, boarded loft with light.** To the rear of the property there is a good size lawned garden and a patio area directly behind the house which leads off the kitchen/dining room via bi-fold doors. There are also various inset mature flower and shrub beds and a walnut tree. There is a further garden area leading down the side of the cottage which is also laid to lawn, and containing a modern plastic oil tank. The grounds are fully enclosed with a mixture of hedging and wooden panelled fencing.

A particular feature of this property is the superb rear aspect overlooking open fields and picturesque countryside.

General Information

Tenure: Freehold

Services: Mains water, electricity and drainage are connected.

Council Tax: Band D (£1653.96)

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

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

Energy Performance Certificate: D

Reference: H30908

IMPORTANT NOTICE:

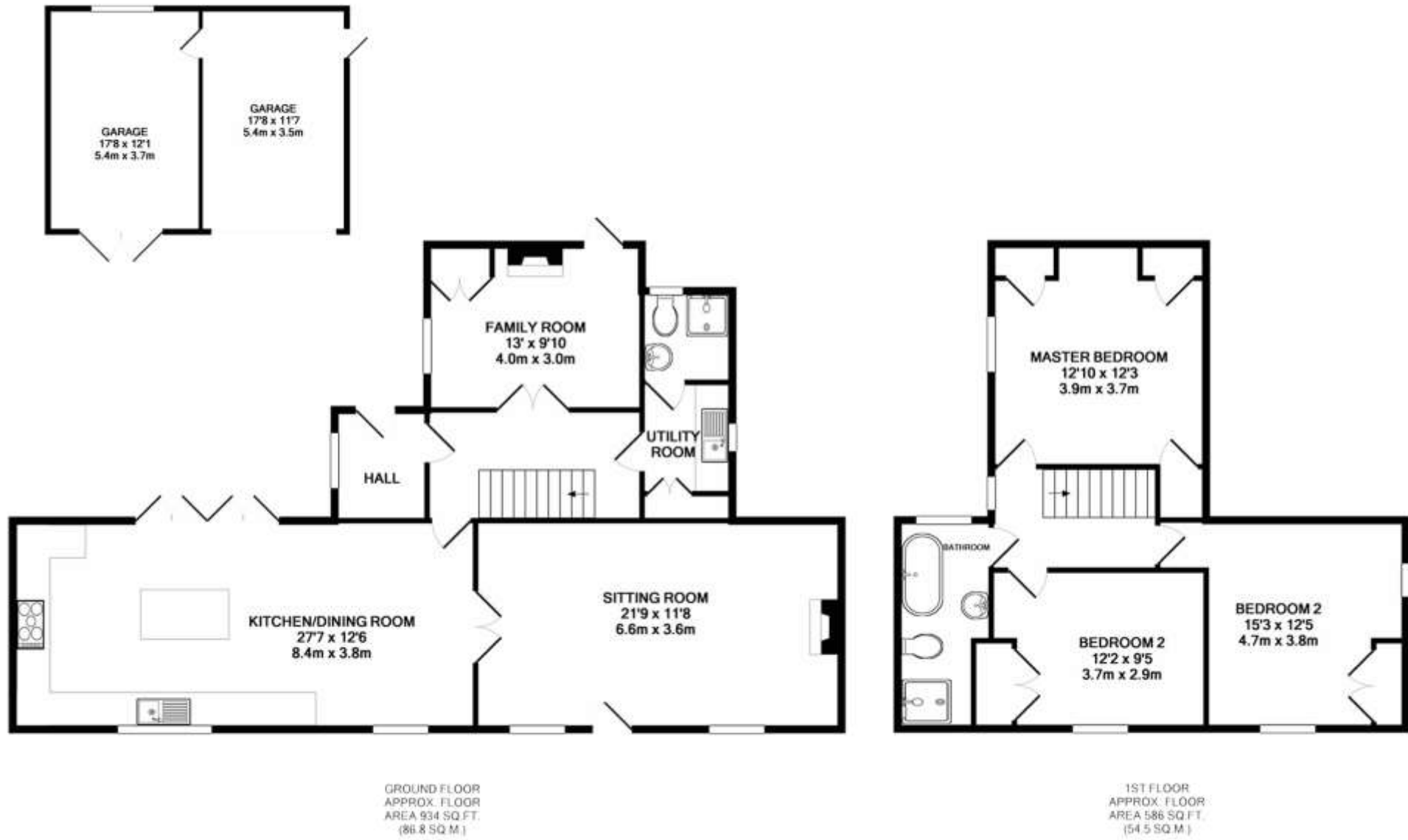
These particulars have been prepared in all good faith to give a fair overall view of the property. Measurements and distance are given as a guide only. We have endeavoured to ensure the information given is accurate but we would urge you to contact the office before travelling any great distance to 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.





104 Hall Street, Briston, NR24 2LQ

TOTAL APPROX. FLOOR AREA 1937 SQ.FT (180 SQ.M.)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plans 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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18 High Street, Holt, Norfolk NR25 6BH | Tel: 01263 711880 | enquiries@pointens.co.uk | www.pointens.co.uk