



Meadow View Cottage, Burgh Stubbs



Independent Estate Agents

Pointens





Meadow View Cottage, Burgh Stubbs,
Norfolk NR24 2DX
North Norfolk Coast 7 miles, Norwich 20 miles
Holt 4 miles

Meadow View Cottage is a meticulously restored, and sympathetically extended, traditional, red brick under a pantile roof, country cottage. Set amongst the gently rolling North Norfolk countryside, the property is in an idyllic location just four miles from Holt, and seven miles from the coast.

Offers In Excess of £365,000



The Property

The property offered for sale is a fully refurbished and extended traditional red brick cottage under a pantile roof. Paying meticulous attention to detail the talented local craftsmen have successfully combined the many original features with sympathetic modern materials and insulation. Meadow View Cottage now offers the delights of a period home with the benefits of modern day comforts. Surrounded by the gently rolling countryside of the Stody Estate, the property enjoys a peaceful location away from any busy roads. The accommodation comprises an entrance hall, a sitting room with **an inglenook fireplace, a 23' double aspect kitchen / diner with two pairs of double doors opening onto the garden.** There is also a study/ bedroom 3 with en-suite and a cloakroom. A first floor landing leads to the master bedroom with an en-suite and dressing room and bedroom two. The property also has the benefit of sealed unit double glazing and oil fired central heating throughout. Outside, there is ample gravelled off street parking for several vehicles and a private well stocked cottage style garden to the side and rear. This property is being sold with no upward chain.

Location

Burgh Stubbs can be found off the B1110 (Holt to Dereham road) on the outskirts of the village of Briningham. This is an attractive hamlet which is unspoilt by new development and situated within a delightful rural area approximately four miles south of Holt. The nearest shops can be found at Melton Constable and they cater for most day to day needs together with a well known butcher and other facilities including a doctors surgery which forms part of the Holt Medical Practice. The Georgian town of Holt offers an outstanding range of shops including a first class department store, Budgens supermarket and numerous gift shops and art galleries. The North Norfolk coast is also within easy reach by car at Blakeney giving access to other coastal areas including Cley-next-the-Sea. Morston and Stiffkey. Around twenty miles away is the capital City of Norwich that has excellent rail links to London and international airports via Schipol Amsterdam.

Directions

Leave Holt on the B1110 Dereham road, proceed through the village of **Thornage and after around one mile turn left where sign posted 'Burgh Stubbs half a mile', you will then find the property on the right hand side identified by a Pointens 'For Sale' board.**

ACCOMMODATION

The accommodation comprises -

Entrance Canopy and Front Door
Leading to:-

Entrance Hall
Pamment floor and radiator.

Sitting Room (15' x 13'2)

Inglenook style fireplace with pamment hearth housing a wood burner, radiator, oak floor boards.

Kitchen/ Breakfast Room (23' x 12'7, double aspect)

Range of fitted base units with wooden working surfaces over, inset sink with mixer tap, fitted Rangemaster 110 cooking range, recirculating hood. Tiled splashbacks, two pairs of patio doors leading to the garden. Terracotta floor, under floor heating, vaulted ceiling.

Cloakroom
Wc, washbasin, terracotta floor, cupboard under the stairs.

Study/Bedroom 3 (13'5 x 8'9)

Radiator, television point, oak flooring.

En-Suite

Walk in tiled shower cubicle with fitted shower, wc, vanity unit with basin over. Heated towel rail, terracotta floor.

First Floor
Landing
Radiator, oak floor boards.

Bedroom One (11'8 x 10'6)

Radiator, oak floorboards.

Dressing Room (6'2 x 6'2)

En-Suite

Wc, panelled bath with Victorian mixer tap and shower attachment, pedestal wash basin. Airing cupboard, heated towel rail, Velux window, part wooden panelled walls.

Bedroom Two (13'5 x 8'10)

Oak floor boards, radiator, television point.

Curtilage

To the front of the property is a shingled parking area that provides ample off street parking for several vehicles, there are also various inset well stocked flower and shrub beds. To the side and rear of the property there are good sized, private, gardens mostly laid to lawn together with a mature weeping willow tree. Various inset well stocked flower and shrub beds, a **wooden summer house (12'3 x 10'7) with double doors, a personnel door and electric power and light and also a decking area.** To the rear of the cottage is a small timber outhouse housing the Worcester Bosch oil fired boiler for central heating and domestic hot water. Also concealed within the garden is a modern plastic oil tank.

General Information

Tenure: Freehold

Services: Mains water, electricity and drainage is via a septic tank.

Council Tax: Band B (2017/18—£1247. 54)

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

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

Reference: H30936

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

All our properties can be found on the internet at www.pointens.co.uk
www.rightmove.co.uk and www.onthemarket.com

Energy Performance Certificate



Meadow View, Burgh Stubbs, Briningham, MELTON CONSTABLE, NR24 2DX

Dwelling type: Semi-detached house Reference number: 8443-7921-0070-3239-8902
Date of assessment: 01 September 2017 Type of assessment: RdSAP, existing dwelling
Date of certificate: 02 September 2017 Total floor area: 118 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

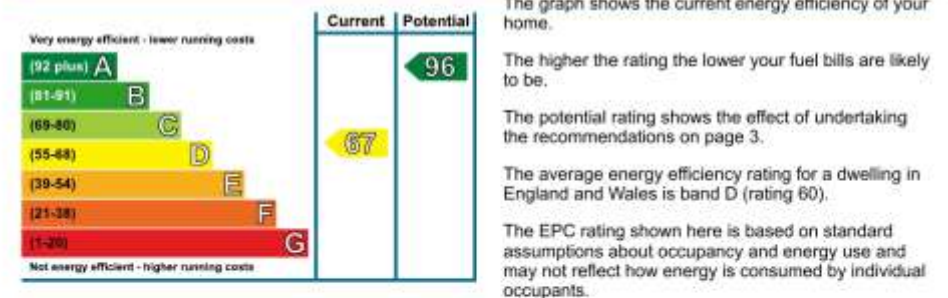
Estimated energy costs of dwelling for 3 years:	£ 2,178
Over 3 years you could save	£ 213

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 213 over 3 years	£ 213 over 3 years	
Heating	£ 1,494 over 3 years	£ 1,380 over 3 years	
Hot Water	£ 471 over 3 years	£ 372 over 3 years	
Totals	£ 2,178	£ 1,965	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 111	✓
2 Solar water heating	£4,000 - £6,000	£ 99	✓
3 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 888	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.



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TOTAL APPROX. FLOOR AREA 1246 SQ.FT (115.7 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 773 SQ.FT.
(71.8 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 473 SQ.FT.
(43.9 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 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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