



Galley Hill House, Langham Road, Blakeney, NR25 7PR

GUIDE £895,000

DESCRIPTION

A large five bedroom detached house set in an elevated rural location in Blakeney with far reaching countryside and sea views. The property was originally built by the current owner's father and offers spacious accommodation that was originally designed for two families to occupy and could easily be kept the same, ideal for a purchaser who would like an annexe for a family member, or be remodelled to create an expansive family home. The gardens, paddocks and grounds extend to approximately 2.3 acres (sts). There is a large lawned area to the side of the house that has in the past been used for 6 static caravans, to the other are post and rail paddocks with two field shelters, stable block and tack room. To the rear of the property are the formal gardens that are mainly laid to lawn with patio seating areas and a walled vegetable plot.

LOCATION

The well known village of Blakeney is situated on the North Norfolk coast close to Morston and the bustling Georgian town of Holt. There are many coastal walks along the seashore and surrounding marshes and several first class restaurants and public houses. Blakeney is an area of outstanding natural beauty and famous for its bird reserves and sailing facilities.

DIRECTIONS

Leave Holt on the A148 passing through the village of Letheringsett. Take the turning right on to Blakeney Road. Follow the road and continue through the village of Wiveton reaching the coast road. Turn left passing through the village of Blakeney and take the turning left signposted Langham. Follow the road for about ¾ mile and the property can be found on the left hand side as indicated by the Brown & Co For Sale Board.

ACCOMMODATION

ON THE GROUND FLOOR:

PORCH Part glazed door to side, window to front, tiled floor.

CLOAKROOM Obscure glass window to side, low level WC, wall mounted wash hand basin, wall mounted heated towel rail, tiled floor.

ENTRANCE HALL Part glazed door to side, double glazed window to front, under stairs cupboard, telephone point, smoke alarm, stairs to first floor, tiled floor, two radiators.

DINING AREA Double doors to office, radiator, archway to:



SITTING ROOM Triple aspect windows to front and side, feature open fireplace with marble surround and hearth, TV point, telephone point, integral door and window to:



SUN LOUNGE Dual aspect double glazed windows to rear and side, double glazed door to side, radiator, tiled floor.

OFFICE/STUDY Double glazed window to rear, full length double glazed window to rear, built in storage cupboard, radiator.

SHOWER ROOM UPVC double glazed window to side, walk in shower cubicle with Mira shower and tiled walls, wall mounted wash hand basin, low level WC, Dimplex wall mounted electric heater.

KITCHEN/BREAKFAST ROOM Dual aspect double glazed windows to side and front, a range of base and wall units with 1½ bowl stainless steel sink and drainer and mixer tap, built in Hotpoint electric hob, built in eye level Hotpoint oven and grill, tiled splashbacks, plumbing for a dishwasher, plumbing for washing machine, TV point, built in storage, breakfast bar, space for fridge, space for freezer, radiator, tiled floor.



PANTRY A range of shelving, tiled floor.

PORCH Part glazed door to front, built in storage cupboard, tiled floor.

CLOAKROOM Double glazed window to front, wall mounted wash hand basin, low level WC, wall mounted heated towel rail.

ENTRANCE HALL Smoke alarm, stairs to first floor, radiator.

KITCHEN Double glazed window to side, a range of base and wall units with stainless steel sink and drainer, tiled splashbacks, built in Whirlpool electric hob, built in eye level Neff oven and grill, telephone point, plumbing for dishwasher, oil fired boiler.



DINING ROOM Triple aspect double glazed windows to rear and side, two radiators.



SITTING ROOM Part glazed door to rear, double glazed window to rear, electric night storage heater.



ON THE FIRST FLOOR:

LANDING Loft access, airing cupboard housing hot water tank, radiator.

MASTER BEDROOM Dual aspect double glazed windows to front, rear and side, telephone point, two radiators.



BEDROOM 2 Dual aspect double glazed windows to front and rear, built in wardrobes, TV point, wood effect laminate flooring, two radiators.



BEDROOM 3 Double glazed window to rear, radiator.

SHOWER ROOM UPVC double glazed window to front, walk in shower cubicle with tiled walls and Aqualisa shower, built in storage cupboard, pedestal wash hand basin, low level WC, extractor fan, electric strip heater.

BATHROOM Double glazed window to rear, panelled bath, tiled splashbacks, pedestal wash hand basin, low level WC, strip light with shaver socket, electric strip heater, radiator.

LANDING Double glazed window to front, airing cupboard, smoke alarm, loft access.

BEDROOM 4 Dual aspect windows to rear and side, radiator.

BEDROOM 5 Two double glazed windows to side, radiator.

BATHROOM Double glazed window to side, panelled bath, part tiled walls, pedestal wash hand basin, low level WC, built in storage cupboard, strip light with shaver socket, radiator.

DOUBLE GARAGE Two double folding doors, power and light, plumbing for a washing machine, eaves storage.

OUTSIDE

The property is approached from the road to a shingled driveway providing ample off road parking for several vehicles leading to the double garage. To the northern side of the property is a large lawned area that has previously been used and has licence for six static caravans together with a toilet block for their use.



On the southern side of the property are the paddocks. There is a gateway providing access to the stable block and the large range of outbuildings, all with power and light. There are three paddocks separated by post and rail fencing with two field shelters and a woodland area to the rear of the paddocks.



To the east of the property are the formal gardens that are mainly laid to lawn with a raised enclosed area and two patio areas together with a large walled vegetable plot. The grounds, paddocks and gardens extend to approximately 2.3 acres with far reaching countryside views.



AGENTS NOTE

We have been informed by the vendor that there is Planning Permission for a workshop in the paddocks and work has already begun on this.

The current vendor rents additional land from the adjacent farmer who has indicated that this can follow on to a purchaser.

VIEWING

Viewing strictly by appointment only through the selling agents Holt Office, 01263 713143.

SURVEY

We naturally hope that you purchase your next home through Brown & Co but if you find a suitable property through another agent our team of experienced Chartered Surveyors led by Stephen Willerton FRICS are able to carry out all types of survey work including Valuations, RICS Homebuyer Reports and Building Surveys. For more information on our services please contact our Survey Team on 01284 731465.

Energy Performance Certificate

<p>Galley Hill House Langham Road Blakeney HOLT NR25 7PR</p>	<p>Dwelling type: Detached house Date of assessment: 29 July 2011 Date of certificate: 29 July 2011 Reference number: 0689-2881-6535-9829-6381 Type of assessment: RdSAP, existing dwelling Total floor area: 252 m²</p>
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This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-100) A		
(81-91) B	(69-80) C		
(55-68) D	(45-54) E	56	67
(21-38) F	(1-10) G		
Not energy efficient - higher running costs			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92-100) A		
(81-91) B	(69-80) C		
(55-68) D	(45-54) E	44	55
(21-38) F	(1-10) G		
Not environmentally friendly - higher CO ₂ emissions			

England & Wales EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO ₂) emissions and fuel costs of this home		
	Current	Potential
Energy use	205 kWh/m ² per year	155 kWh/m ² per year
Carbon dioxide emissions	13 tonnes per year	9.9 tonnes per year
Lighting	£157 per year	£93 per year
Heating	£1925 per year	£1480 per year
Hot water	£210 per year	£164 per year

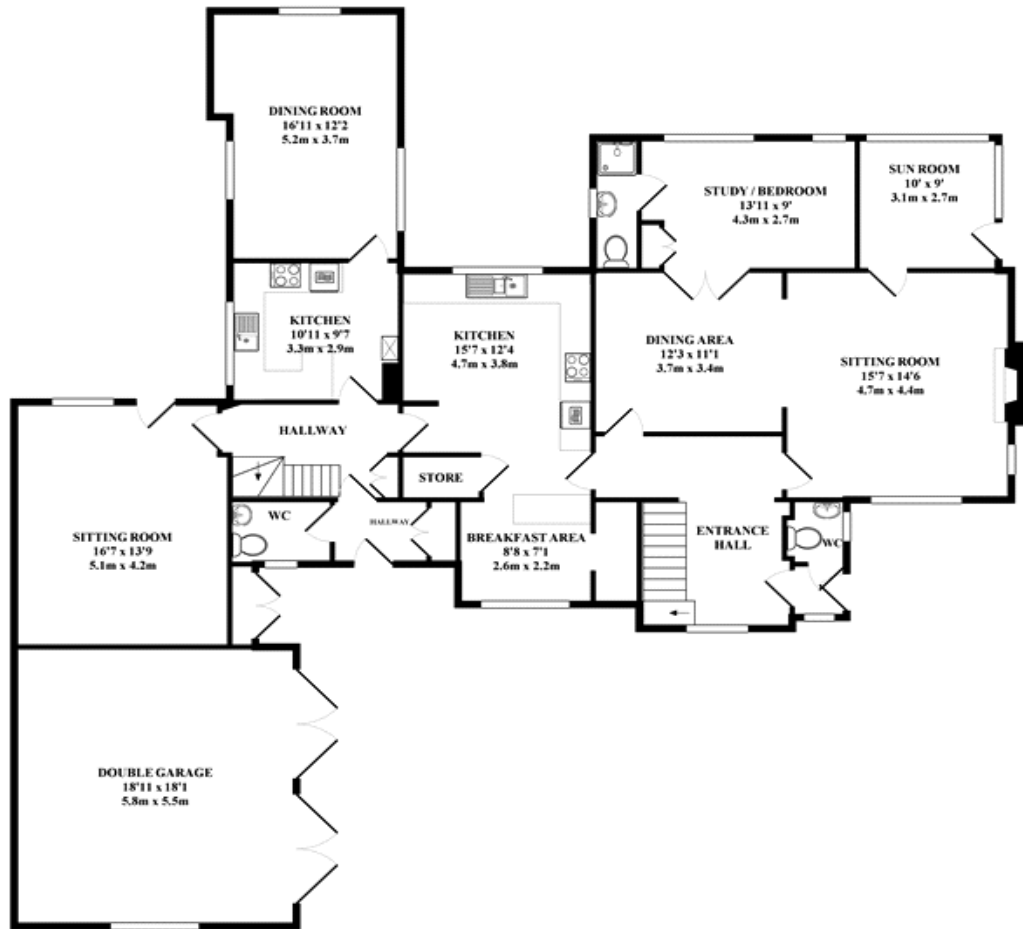
You could save up to £555 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc., nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.





TOTAL APPROX. FLOOR AREA 3047 SQ.FT. (283.1 SQ.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan 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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