



2 Glaven View Cottages, Thornage

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Independent Estate Agents

Pointens





2 Glaven View Cottages, Thornage,
Norfolk, NR25 7QW

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

Character cottage in a much favoured village around 2 miles from the popular Georgian town of Holt. The property enjoys a private rear garden, off street parking and an open bay cart shed style garage. There is no upward chain.

GUIDE PRICE £240,000



The Property

The property offered for sale is a traditional brick and flint under a pantile roof, character style property, constructed in 1994 by a renowned local builder, Michael Macnamara. The accommodation comprises an entrance hall, a sitting room with an open fireplace, a cloakroom and a kitchen. On the first floor, a landing leads to two good size bedrooms and a family bathroom. The property would now benefit from some updating. Outside, there are enclosed gardens to the front and rear, a parking space beside the property and, a short distance away, is an open bay cart shed style garage. The property **would make an ideal 'lock up and leave' holiday home or holiday let.** It is being sold with no upward chain.

Location

Thornage is a pretty rural village around three miles from the market town of Holt. The town of Holt comprises mainly of individual 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 just over twenty miles away from where there is a fast rail service to London Liverpool Street and Norwich Airport has direct flights to many major cities.

Directions

From Holt High Street proceed to the Norwich Road and at the roundabout take the third exit where signposted to Dereham. After around three miles you will enter the village of Thornage. The entrance to Glaven View Cottages will be found on the left hand side and no 2 will be identified by a Pointens for sale board.

Accommodation

The accommodation comprises:

Front door, leading to -

Entrance Hall

Night storage heater. Staircase to first floor. Shelved cupboard.

Separate Wc.

Wc. Washbasin.

Sitting Room (15'4 x 13')

Open fireplace with attractive cast iron period-style surround. Inset ornate tiles and a wooden surround. Night storage heater. Double doors leading to the rear garden. Television point.

Kitchen (11'9 x 9'1)

Range of fitted base units with work surfaces over. Inset stainless steel sink unit with mixer tap. Fitted electric oven. Surface hob and re-circulating hood. Plumbing for automatic washing machine. Range of matching wall units. Telephone point.

First Floor

Landing

Loft access. Airing cupboard with factory lagged hot water cylinder and fitted shelving.

Bedroom One (12' x 8'10)

Fitted wardrobe. Electric convector heater. Television point.

Bedroom Two (13'1 x 8'9)

Wardrobe. Electric convector heater.

Bathroom (6'7 x 6'3)

Paneled bath with mixer tap and shower attachment and Mira Jump shower over. Shower rail. Wc. Washbasin. Electric shaver point.

Curtilage

To the front of the property is a garden which is fully enclosed by low brick walling. To the rear is a private, enclosed courtyard garden. To the side of the property is an allocated parking space and a short distance away is an **open bay cart shed (16'5 x 8'7)**.

General Information

Tenure: Freehold.

Services: Mains water and electricity are connected. Drainage is via a shared septic tank.

Council Tax Band: C (2019/20—£1583.39)

Energy Performance Certificate Band: E

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

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

Reference: H31148

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

Important Notice

Messrs. Pointens for themselves and for the Vendors or Lessors of this property whose Agents they are, give notice that:

These particulars have been prepared in accordance with the Property Misdescriptions Act 1991 and they are intended to give a fair and substantially correct general description of the property for the guidance of intending purchasers, and they do not constitute part of an offer or contract.

Please note that: Photographs may have been taken with the use of a wide-angle lens

We have not tested any heating installations, other appliances or services and it is therefore the responsibility of the purchaser, their solicitor or surveyor, to ascertain their condition and serviceability.

Intending purchasers, particularly those who will be travelling some distance are advised to check with us first on the availability of the property and on any points which are of particular importance to them.

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Total Area: 67.6 m² ... 727 ft²

All measurements are approximate and for display purposes only

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