

# Glaven Meadow

## Little Thornage



Independent Estate Agents

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Glaven Meadow is a character property in a tranquil village setting in this picturesque village, just 1 mile from Holt. A particular feature of this property is the rear aspect looking over the water meadows of The Glaven Valley and undulating countryside which is so characteristic of North Norfolk.

The property offered for sale is a spacious and exceptionally well appointed, character style property delightfully situated in the desirable hamlet of Little Thornage. A particular feature of this property is the wonderfully private garden with a rear aspect overlooking water meadows, grazing pastures and the delightful rolling North Norfolk countryside. The accommodation comprises: an entrance hall, a sitting room, a large kitchen/breakfast room, a conservatory overlooking the rear gardens, a dining room and 2 bedrooms, both with en-suite facilities. A first floor landing leads to a further bedroom with an en-suite, a fourth bedroom and a family bathroom. The property enjoys the benefit of UPVC double glazed windows and doors and oil fired central heating. Outside, there are two driveways providing off street parking for several cars a front garden and a good size very private rear garden overlooking water meadows.



### **Location**

Little Thornage is positioned within a conservation area and is a stone's throw away from Letheringsett ford and a short walk from The Kings Head Public House. The nearby town of Holt is a beautiful Georgian county town which has been well preserved with an attractive range of boutique shops, cafes and restaurants. Gresham's Public School is situated within Holt and close to this property, originally founded in 1515 it provides pre-prep and senior schools. The North Norfolk Coast is very close with superb walking, golfing, sailing and bird watching activities. The cathedral city of Norwich is just twenty-four miles away. From Norwich there are direct trains to London Liverpool Street. Norwich Airport is a convenient worldwide gateway via Schipol Amsterdam.

### **Directions**

Leave Holt on the A148 towards Fakenham. Proceed through the village of Letheringsett and after going through an S bend, turn left signposted Little Thornage 1/2 mile. The property will then be found on the left hand side after around 1/4 mile, identified by a Pointens for sale board.

### **Accommodation**

The accommodation comprises:

#### **Entrance Hall**

With cupboard under. Radiator. Telephone point.

#### **Living Room**

Double doors leading to a patio area and the rear garden. Telephone and TV point. Radiator.

#### **Kitchen/Breakfast Room (Double Aspect)**

Fitted with a range of base units with marble effect work surfaces over. Integral appliances to include ceramic hob with extractor unit over. Two electric fan ovens and grills. Space for dishwasher and washing machine. Stainless steel inset sink unit with draining board. Range of matching wall units. Radiator. French doors leading to -

#### **Conservatory**

French doors opening onto the patio and rear garden. Fitted roof blinds.

#### **Breakfast Room**

Radiator.

#### **Bedroom One**

Satellite point. Radiator.

#### **En suite Wetroom**

Fitted shower, W.c. Washbasin, heated towel rail. Extractor fan.

#### **Bedroom Two**

Radiator. Television point. Built in wardrobe.

#### **En suite**

Shower cubicle with fitted shower. W.c. Washbasin. Radiator. Dual voltage shaver point and extractor fan.

## **First Floor Landing**

### **Study Area**

Telephone point. Radiator.

### **Bedroom Three**

Built in wardrobe and airing cupboard. Further eaves storage cupboard. Radiator.

### **En suite**

Panelled bath with shower over. W.c. Washbasin. Chrome heated towel rail. Electric shaver point. Extractor fan.

### **Bedroom Four**

Eaves storage cupboard. Radiator.

### **Shower Room**

Walk in shower. W.c. Washbasin. Heated towel rail. Shaver point, extractor fan. Tiled floor.

## **Curtilage**

To the front of the property there are two driveways providing ample off street parking and a lawned garden. To the rear of the property is a delightfully private garden overlooking water meadows and laid to lawn together with a patio area directly behind the property, various inset flower and shrub beds, a garden shed, a greenhouse and mature trees, all surrounded by a mixture of hedging and fencing.

## **General Information**

**Tenure:** Freehold.

**Services:** Mains water, electricity and drainage is connected.

**Council Tax Band:** E (2020/21—£2259.57)

**Energy Performance Certificate:** Band D

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

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

**Reference:** H31172.

All our properties can be seen on the internet at

[www.pointens.co.uk](http://www.pointens.co.uk), [www.rightmove.co.uk](http://www.rightmove.co.uk) and [www.onthemarket.com](http://www.onthemarket.com)



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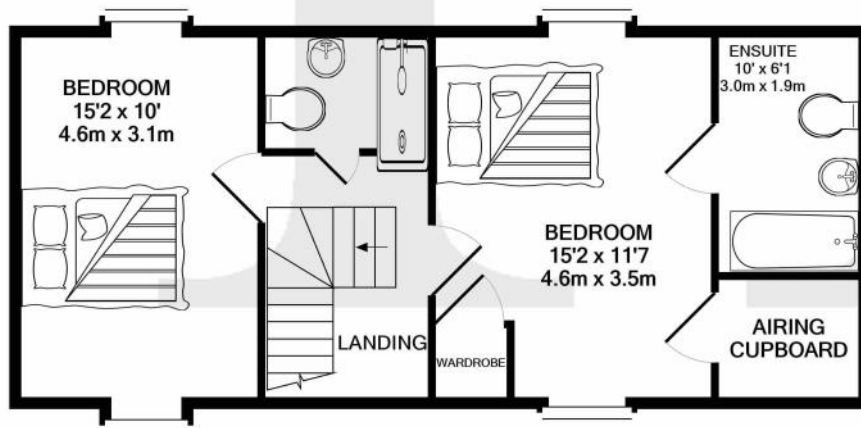
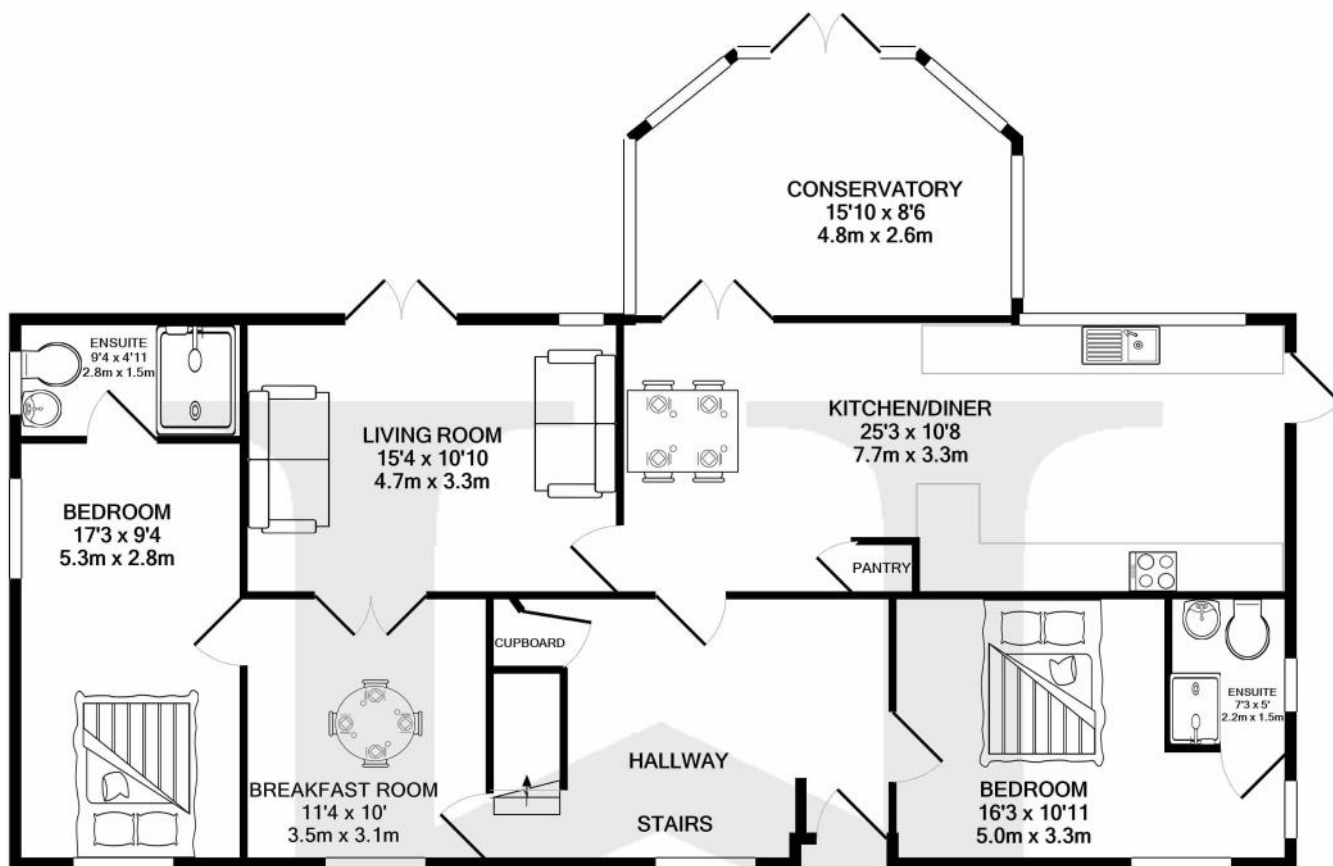
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TOTAL APPROX. FLOOR AREA 1842 SQ.FT. (171.1 SQ.M.)

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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