

Arnolds | Keys



Riverside Barn, Riverside Road, Letheringsett, Holt, NR25 7YE

Guide Price £595,000

- Traditional brick and flint construction
- South facing walled garden
- Hardwood double glazed windows and doors
- Oil heating and Wood burner
- Close to the working Mill
- Gresham's School just two miles distant.
- Feature beams throughout
- Lovely rural views
- Walking distance of ford.
- Stunning Garden Room

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Riverside Road, Letheringsett, Holt, Norfolk. NR25 7YE

A beautifully proportioned barn conversion enjoying a quiet location in this North Norfolk Village and enjoying a south facing walled garden and superb countryside views. The property is just over a mile from the Georgian market town of Holt and a short walk from the water powered Letheringsett Mill. Holt Country Park is close by too, offering delightful woodland walks. The North Norfolk Coast at Blakeney is approximately four miles distant.

This delightful property of character has been in the same ownership for approximately 30 years and has the benefit of oil fired central heating supplemented by a wood burning stove. The main feature of the accommodation is the large kitchen/dining room which provides a lovely family space ideal for entertaining. A private inspection is recommended to all seriously interested applicants.



Council Tax Band: E



GARDEN ROOM

The main entrance is off the walled garden taking you into the Garden Room. A fully double glazed room to the South West aspect, two sliding doors to the garden, tiled flooring, under floor heating.

PRINCIPAL BEDROOM

Double French doors giving access to the the garden room, two windows also to the South Westerly aspect, Velux window , timber floor, radiator, hot water tank with immersion.

SHOWER ROOM

Shower cubicle, high level WC, wash hand basin in a vanity unit, timber flooring, radiator.

BEDROOM 2

Glazed window to Garden room, radiator, timber flooring Velux style roof light.

KITCHEN/DINING ROOM

Beautiful solid timber door , solid hardwood double glazed windows to the front and side aspects with lovely rural views. The kitchen is fitted with a range of handmade wood wall and base units and island unit, space for electric oven, dishwasher and fridge freezer, exposed beam, radiator, solid wood flooring, space for large dining table, several storage cupboards, large utility cupboard with space for stackable washing machine and tumble dryer, storage shelving.

SITTING ROOM/SNUG

Glazed window to the side aspect, Velux style roof light, exposed timber beams, solid wood flooring, radiator, wood burning stove on a tiled hearth.

LANDING / OFFICE

Hardwood double glazed window with views of the rear garden, exposed

timber beams, radiator, solid wood flooring, ample office space or occasional bedroom.

BATHROOM

Hard wood double glazed window to the front aspect with rural outlook, exposed timber beams, radiator, solid wood flooring, bath with electric shower over, low level WC, wash hand basin in a vanity unit, chrome heated towel rail.

BEDROOM 3

Hardwood double glazed window to the front aspect with rural views, clothes hanging rail, radiator, exposed beams, solid wood flooring.

BEDROOM 4

Hardwood double glazed window to the rear aspect with garden views, Velux style roof light, exposed beams, radiator, solid wood flooring .

EXTERNAL

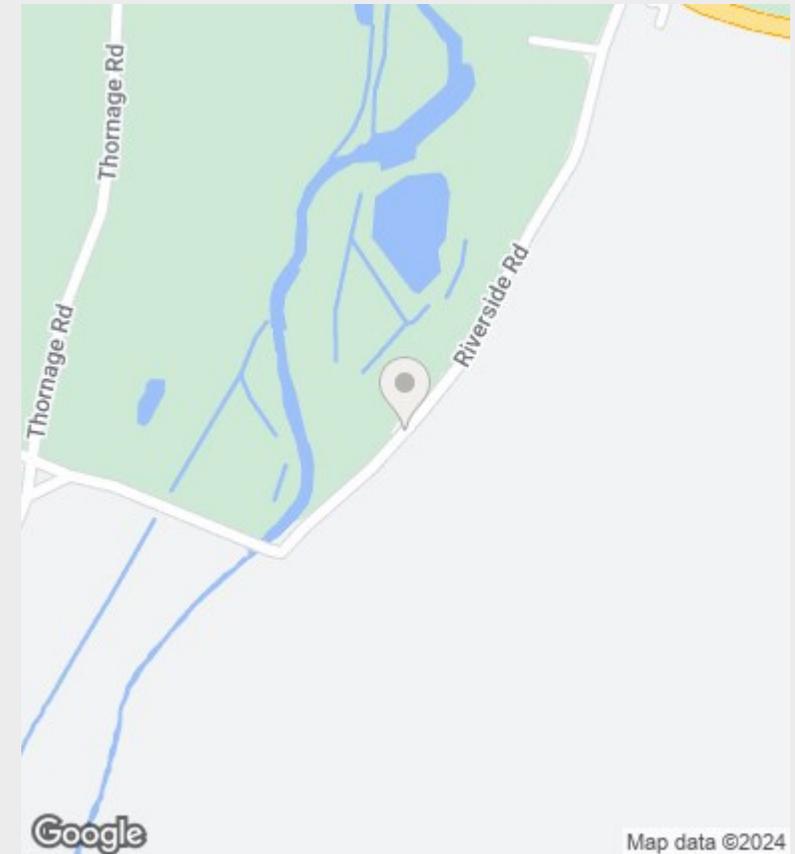
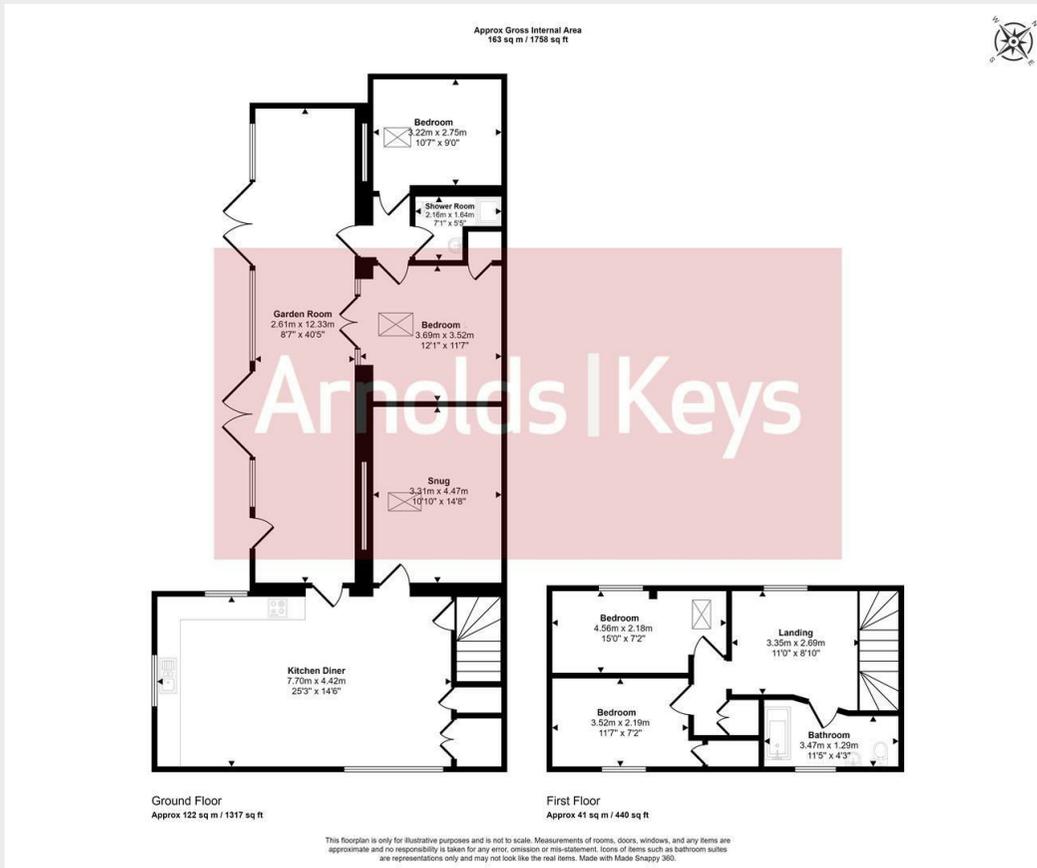
To the front of the property there is off road parking. A flint wall with gate access, takes you through to the private rear garden enclosed by a brick and flint wall. Largely laid to lawn, the garden faces almost South and is surrounded by herbaceous borders with established trees. There are a number of storage sheds, summer house and a built in pizza oven for alfresco dining. One of the sheds houses the oil tank.

AGENTS NOTE

The property is Freehold and has mains electric, water and drainage connected. The property has a Council Tax rating of Band E.







Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £250.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C		67	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	