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Church Court Cottage

The Street, Kettlestone, NR21 0AU

£225,000

Viewing by appointment with our
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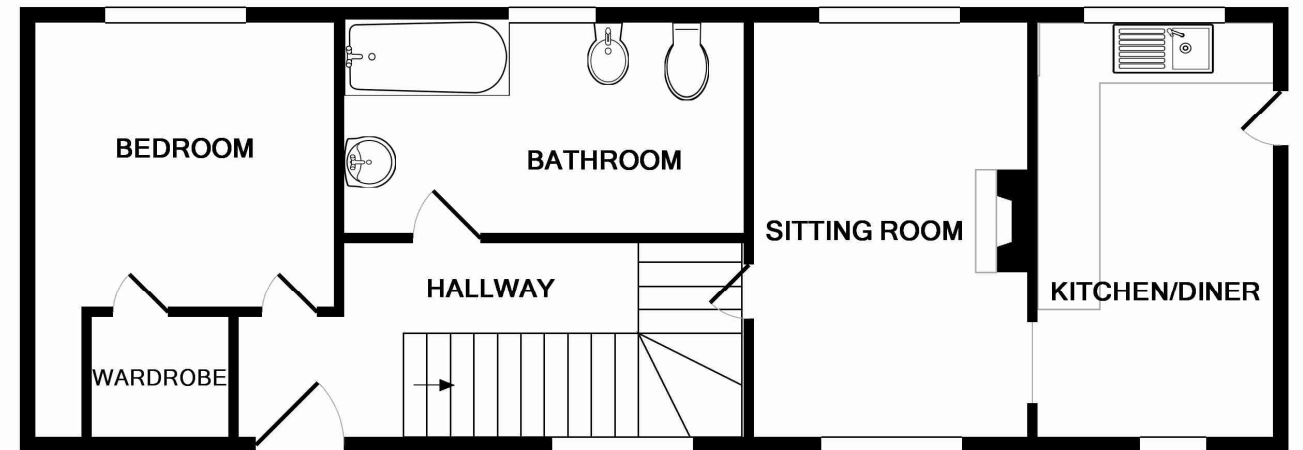


Church Court Cottage

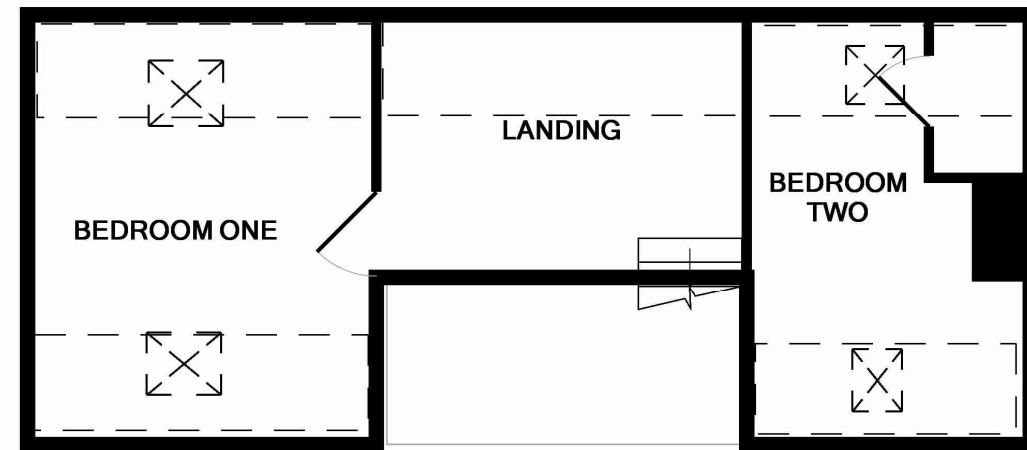
A charming three bedroom period barn conversion nestled in the centre of this attractive north Norfolk village. This delightful conversion boasts a wealth of charm and features such as vaulted and beamed ceilings, intricate flint facades and multi paned windows. The accommodation briefly comprises: Entrance hall, dual aspect sitting room, kitchen/breakfast room with access to a courtyard terrace, ground floor bedroom, and bathroom. To the first floor is an impressive galleried landing and two charming vaulted and beamed bedrooms. The barn looks out onto a communal courtyard area shared with three other period properties and to the side is a small private courtyard garden. There is ample parking to the front of the property and an area for wood storage. Located in the delightful village of Kettlestone, which is convenient for the North Norfolk coastline.

Kettlestone

Kettlestone is a small village, with a church, within easy reach of the market town of Fakenham with its shops, banks, cinema, weekly market and auction house. Seven miles to the east is the lovely Georgian market town of Holt with a wider range of shops, pubs and restaurants, and Gresham's School. The north Norfolk coast is within easy driving distance with its miles of sandy beaches, marshes, golf courses and sailing clubs. King's Lynn and Norwich are both within reasonable driving distance and have direct main line rail links to London.



GROUND FLOOR
APPROX. FLOOR
AREA 542 SQ.FT.
(50.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 365 SQ.FT.
(33.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 908 SQ.FT. (84.3 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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Outside

Church Court Cottage is accessed via a communal shingle laid driveway from The Street at Kettlestone, onto a delightful enclosed communal courtyard. The cottage comes with an area to the front of the barn with a paved sun terrace and parking for one or two cars. To the west elevation of the barn is a small enclosed private courtyard garden with paved sun terrace, accessed directly from the kitchen. This area is capped by an attractive brick and flint wall from the road, and fence panels to the side.

Council Tax

Band C.

EPC rating

Band F.

Services

Mains electricity, water and drainage.

Directions

TBC



Accommodation Comprises :-

Glazed front door leads into the ...

Reception Hall

Part tiled floor, attractive turning staircase rising to the first floor galleried landing, multi paned window to the front aspect. Dramatic vaulted and beamed area with views to the first floor landing. Wall mounted radiator, solid panelled wood doors to all further accommodation.

Sitting Room

14'6" x 12'4" (4.42m x 3.76m)

A bright and spacious dual aspect sitting room with a multi paned window to the front aspect, and multi paned window to the rear aspect with deep windowsill. Wall mounted radiator. Fireplace with a multi fuel cast iron stove, providing heating and hot water to the property, fitted with marble hearth. Three steps lead down to the ...

Kitchen/Breakfast Room

13'8" x 8'1" (4.17m x 2.46m)

A triple aspect kitchen/breakfast room with windows to both front and rear aspects, and a part glazed stable style door to the side terrace. Vaulted and beamed ceiling, ceiling light. Fitted kitchen with range of matching wall units, base units and drawers, roll topped work surfaces and tiled splash backs, 1.5 bowl stainless steel sink with

mixer tap. Space for an under the counter fridge and washing machine, and space for a floor mounted cooker. Ceramic tiled floor, wall mounted radiator, high level fitted cupboard.

Ground Floor Bedroom

11'3" x 10'8" (3.43m x 3.25m)

Multi paned window to the front aspect, fitted with ornate window shutters. One wall light, wall mounted radiator. Fitted walk-in wardrobe behind attractive panelled and latched door.





Ground Floor Bathroom

12'10" x 6'6" (3.91m x 1.98m)

Opaque multi paned window to front aspect. Part beamed ceiling. Four piece matching bathroom suite comprising a pedestal wash hand basin with mixer tap and tiled splash back, low level WC, bidet, panelled bath with mixer tap, and tiled surround. Wall mounted electric shower and shower screen. Wall mounted radiator, two wall mounted lights.

First Floor Galleried Landing

and galleried views down to the reception hall. Panelled and latched door leads to ...Skylight window to the front aspect with delightful elevated countryside views, vaulted and beamed ceiling,



Bedroom One

13'5" x 11'2" with part restricted head height (4.09m x 3.40m)

Skylight windows to front and rear aspects. Vaulted and beamed ceiling with whitewashed beams. Wall mounted radiator.

Bedroom Two

12'8" x 11'10" (3.86m x 3.61m)

Velux skylight windows to front and rear aspects with delightful views. Vaulted and beamed ceiling. Fitted eaves storage cupboard to one wall. Low level eaves storage access. Wall mounted radiator.

