



**Rose Cottage Holt Road, Cromer NR27 9JJ**



**welcome to**

**Rose Cottage Holt Road, Cromer**

\*\*\* INCOME POTENTIAL \*\*\* Rose & Primrose Cottage is currently run as very successful holiday lets, perfect for those looking for a steady income or perhaps a residential cottage & annexe living arrangement. These are a MUST VIEW, call us now!



**Cromer offers local amenities such as Junior & High School, Health Centre & Hospital, shops and various eating establishments. The stunning coastline beaches are only a short walk away so why not take advantage of Mary Janes or No.1 fish and chips, or perhaps an Ice Cream as you walk along Cromer pier and take in the coastal beauty and see why many people like to Call Cromer home!**

**Rose Cottage consists of entrance hall, living room, reception room, kitchen, two bedrooms and bathroom**

**Primrose Cottage consist of open plan lounge kitchen diner, two bedrooms and bathroom**

### **Rose Cottage Sunroom**

You can enter the property from the side via the sunroom, dual aspect double glazed windows, two into the property, one to the side of the property

### **Living Room**

19' 9" x 12' ( 6.02m x 3.66m )

Double glazed window, exposed brick fireplace, carpeted flooring, wall mounted radiator

### **Reception Room**

14' 3" x 8' 11" ( 4.34m x 2.72m )

Double glazed window, exposed brick fireplace, wooden effect laminate flooring, wall mounted radiator

### **Kitchen**

13' 6" x 9' 4" ( 4.11m x 2.84m )

Wooden cupboards and units with work surfaces over top, space for free standing white goods, wall mounted radiator

### **Bedroom 1**

12' 2" x 11' ( 3.71m x 3.35m )

Double glazed window, carpeted flooring, wall mounted radiator

### **Bedroom 2**

14' 6" x 9' ( 4.42m x 2.74m )

Double glazed window, carpeted flooring, wall mounted radiator

### **Bathroom**

White suite comprising of shower cubicle, bath, hand wash basin & WC, double glazed window

### **Primrose Cottage Kitchen Lounge Diner**

29' 11" x 15' 1" ( 9.12m x 4.60m )

Open plan space, wood burner, spiral staircase to loft space, wooden flooring, wooden exposed beams, double glazed doors leading to outside decking, grey kitchen cabinets with built in appliances, kitchen island, zone underfloor heating

### **Bedroom 1**

10' 3" x 10' ( 3.12m x 3.05m )

Double glazed window, wooden effect laminate flooring, zone underfloor heating

### **Bedroom 2**

9' 7" x 8' 10" ( 2.92m x 2.69m )

Double glazed window, wooden effect laminate flooring, zone underfloor heating

### **Bathroom**

Modern suite comprising of his & hers basin, WC, shower cubicle and free standing bath tub, vinyl tiled flooring, double glazed window

### **Outside**

Front of the property is mostly laid gravel, both the cottages benefit from ample off street parking for approximately 4 cars, there is a patio seating area paired with Primrose & vast lawn with Rose. Alongside matured shrubs, hedges and bushes. There are a few outbuildings such as summer house & workshop



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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welcome to

## Rose Cottage Holt Road, Cromer

- Two bedroom Semi Detached Cottage & Two bedroom Annexe
- Off street parking for approx. 4 cars
- Fully renovated throughout to a high standard
- Successful holiday lets
- Council Tax Band C

Tenure: Freehold EPC Rating: C

**£650,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CRM108418 - 0006

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