









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 compromising 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)

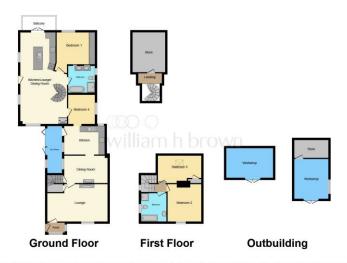
Double glazed window, wooden effect laminate flooring, zone underfloor heating

Bathroom

Modern suite compromising 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 lary agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.foreadge.nc.com





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

view this property online williamhbrown.co.uk/Property/CRM108418



Property Ref: CRM108418 - 0006 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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