



10 Valley Lane, Holt

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Independent Estate Agents

Pointens





**10 Valley Lane,
Holt, Norfolk NR25 6SF**

North Norfolk Coast: 3 miles

Norwich: 20 miles

An early Victorian 2 bedroom semi-detached cottage in an enviable location being a short walk off Holt High Street yet enjoying a wonderful rural rear aspect. A particular feature is the large rear garden.

There is no onward chain.

Guide Price £299,950



THE PROPERTY

The property offered for sale is an early Victorian semi-detached house situated in an enviable location being a very short walk from Holt High Street yet also enjoying a wonderful rural aspect to the rear. In excellent order throughout, the property has well appointed accommodation comprising an entrance hall leading to a sitting room with a red brick fireplace housing a wood burner, a kitchen/diner (also with a red brick fireplace and a wood burner) and a rear lobby with a walk-in pantry. On the first floor, a landing leads to two good size bedrooms and a bathroom. The property also enjoys the benefit of replacement UPVC cottage style windows and doors, gas fired central heating and stripped pine internal doors. Outside, the property is approached through a wooden five bar gate leading to a gravelled driveway leading to the rear and to a covered car port. There is a part walled front garden and directly behind the property is a good size garden area with a mixture of decking, raised shrub beds and two insulated wooden garden sheds, all being enclosed by wooden panelled fencing. There is no onward chain.

Location

The town of Holt was first mentioned in the Domesday Book (1086) when it was credited with five water mills, a market and its own Port of Cley, which was attached to the Holt Manor. In 1708 the great fire of Holt destroyed much of the town centre, which accounts for the Georgian architecture that is found in the town today. The centre of the town comprises mainly of individual shops and businesses where a friendly and personal service still remains. The town is also home to Gresham's Public School. The North Norfolk coastline is about four miles distant with Salthouse, Cley, Blakeney and Morston all within easy reach. The County City of Norwich is just over twenty miles distant from where there is a fast rail service to London Liverpool Street.

DIRECTIONS

On foot, upon leaving the sole agent's office, turn right into Holt High Street. At the T-junction with the Norwich Road turn left. After around 50 yards you will find Valley Lane on your right, and the property will be found on your right identified by a Pointens for sale board.

ACCOMMODATION

The accommodation comprises -

UPVC front door, leading to -

Entrance Hall

Staircase to first floor.

Sitting Room

Red brick fireplace with a pamment hearth housing a wood burner, fitted shelving, picture rail, television point, radiator, understair cupboard.

Kitchen/Diner (Double Aspect)

Fitted base unit with single drainer sink over and mixer tap. Further base unit with storage under and wooden work surface over. Stainless steel Smeg electric double oven with gas hob over. Stainless steel extractor hood. Tiled splashbacks, plate rack. Worcester Bosch wall mounted boiler for central heating and domestic hot water. Polished wooden floorboards, red brick fireplace with pamment hearth housing a wood burner.

Rear Lobby

Plumbing for automatic washing machine, polished wooden floorboards, door to rear garden. Large walk-in larder. Extensive range of fitted shelving.

First Floor

Landing

Radiator, loft access.

Bedroom One

Period cast iron fireplace. Radiator

Bedroom Two

Fitted double wardrobe. Radiator. Views over the Glaven Valley.

Bathroom

White suite comprising wc, pedestal washbasin, panelled bath with Victorian style mixer tap and shower attachment. Fitted shower screen. Tiled splashbacks, painted floorboards. Radiator.

Curtilage

To the front of the property is an enclosed garden with a log store, coal bunker and a pedestrian gate. A wooden five bar gate leads to a shingled driveway running down the side of the property and to a covered car port to the rear of the cottage. There is an enclosed garden to the rear of the cottage and a further good size garden comprising a raised wooden decking area with steps leading down to a garden with a plethora of wild flowers and raised beds together with various inset flower and shrub beds and fruit trees to include fig, apple and pear trees plus soft fruit bushes. In addition there is a small wooden garden shed and an aluminium greenhouse. There is a fully insulated wooden workshop (11'5 x 9'9) with fitted workbench, free standing workbench, fitted shelving, electric power and light and many fitted plug sockets. There is also an insulated garden shed (9'8 x 6'8) with fitted telephone point, many electric sockets and electric light. The grounds are very private and fully enclosed by wooden panelled fencing. The rear garden is approximately 100' x 30' (subject to survey).

General Information

Tenure: Freehold.

Council Tax Band: C (2016/17—£1418.71)

Services: All mains services are connected.

Local Authority: North Norfolk District Council tel: 01263 513811.

Viewing: Strictly via the sole agent, Pointens Estate Agents, tel: 01263 711880.

Ref No: H313161.

Agents Note: Please note the neighbour at no 8 Valley Lane has a right of way across the driveway of No 10 to access their garage. Please contact the sole agents for further information.

Important Notice

Messrs. Pointens for themselves and for the Vendors or Lessors of this property whose Agents they are, give notice that:

These particulars have been prepared in accordance with the Property Misdescriptions Act 1991 and they are intended to give a fair and substantially correct general description of the property for the guidance of intending purchasers, and they do not constitute part of an offer or contract.

Please note that: Photographs may have been taken with the use of a wide-angle lens

We have not tested any heating installations, other appliances or services and it is therefore the responsibility of the purchaser, their solicitor or surveyor, to ascertain their condition and serviceability.

Intending purchasers, particularly those who will be travelling some distance are advised to check with us first on the availability of the property and on any points which are of particular importance to them.

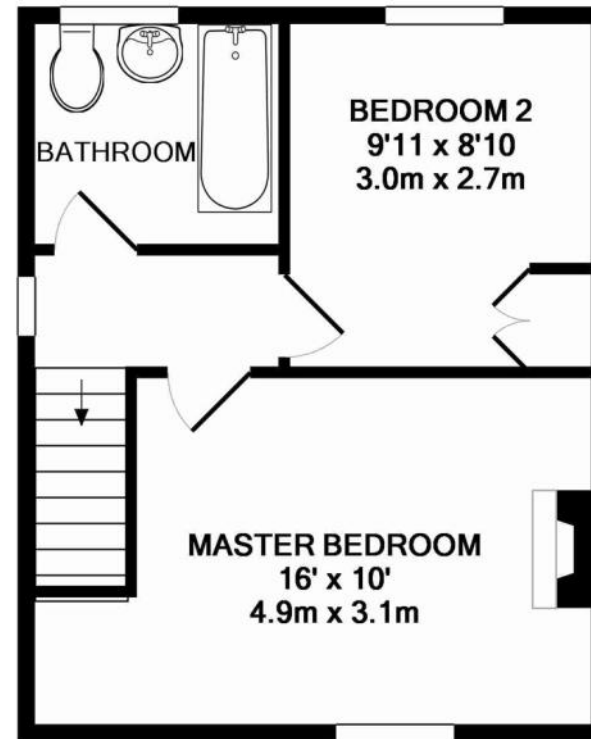
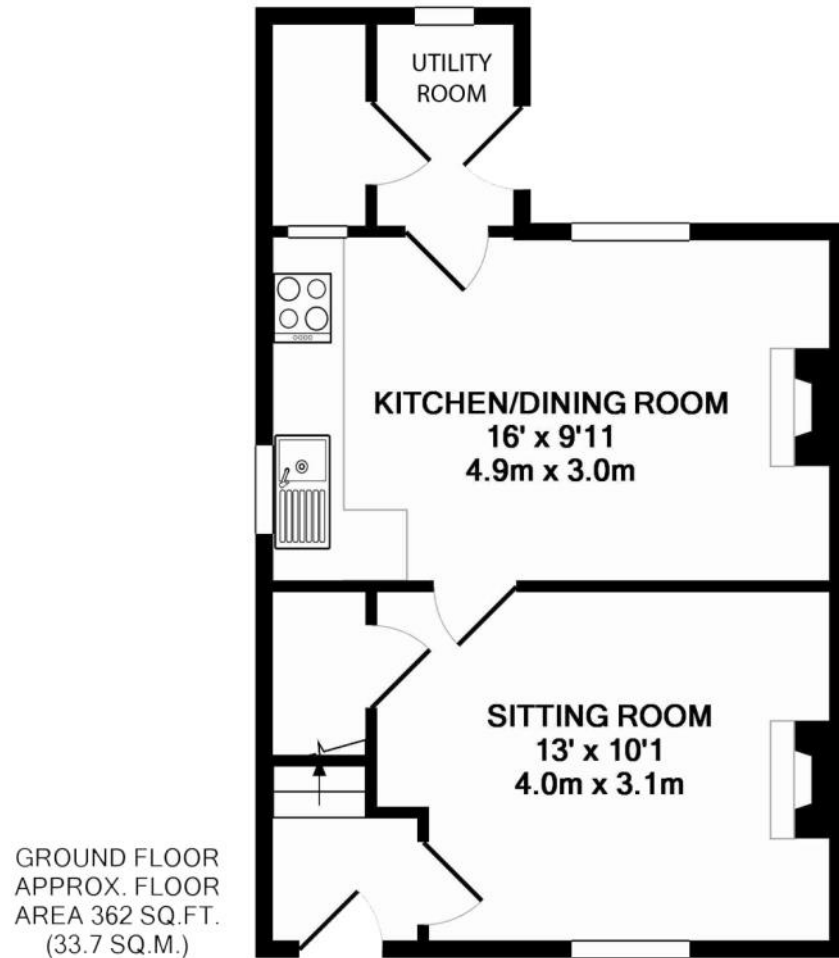
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TOTAL APPROX. FLOOR AREA 682 SQ.FT (63.3 SQ.M.)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and 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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