



Rose Cottage, Brinton

Independent Estate Agents

Pointens



**Rose Cottage, Old Hall Lane,
Brinton, Norfolk NR24 2QQ**

Norwich 27 miles

Holt 4 miles, Blakeney 6 miles

A traditional cottage situated in an idyllic country location away from all busy roads. A particular feature of Rose Cottage is the wonderful private gardens which extend to about 1 acre and are full of wildlife. The Georgian town of Holt is just 3 miles away and the North Norfolk Heritage coastline is 5 miles distant.

GUIDE PRICE £695,000





The Property

The property offered for sale is a late Victorian cottage with later additions. Rose Cottage enjoys a very pleasant location surrounded by some of the prettiest undulating farmland North Norfolk has to offer away from busy roads. A particular feature is the well tended and planted very private gardens which are full of wildlife extending to about one acre (subject to survey). The accommodation offered briefly comprises an entrance porch, a drawing room, sitting room, dining room and a garden room. There is also a well fitted out kitchen, utility room and bedroom three/study on the ground floor. A first floor landing leads to two further bedrooms and a family bathroom. The cottage also enjoys period features to include Oak internal doors and exposed ceiling beams, sealed unit double glazing and oil fired central heating. Outside, the property is approached over a gravelled driveway providing ample off street parking and there are two garages and wonderful private tended gardens approaching one acre (subject to survey)

Location

Brinton is a very attractive small North Norfolk village surrounded by gently undulating farmland. The market town of Holt is four miles to the east and offers excellent shopping, schooling and leisure facilities. 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

From the roundabout in Holt take the B1110 road towards Dereham. Continue through the village of Thornage and after around half a mile take the next turning right before an 'S' bend. After around another half a mile you will come to a T junction in the centre of Brinton with the church on your left. Turn right and then after 200 yards turn left into Old Hall Lane. Rose Cottage will then be found on your right hand side after around 100 yards.

Accommodation

The accommodation comprises -
Entrance Porch
Tiled floor, door to -

Drawing Room (12'4 x 12'3)

Red brick fireplace with pamment hearth and fitted wood burner. Radiator. Ceiling beams. Tiled floor. Television point.

Sitting Room (18' x 12', double aspect)

Raised hearth with a fitted wood burner. Ceiling beams, television point. Wooden flooring, radiator. Double doors to -

Garden Room (24'6 x 7')

Fitted night storage radiator, tiled floors. Double door to the rear garden.

Dining Room (12'10 x 9'4)

Tiled floor, staircase to first floor, night storage radiator. Radiator. Ceiling beams.

Kitchen (13' x 7'9, double aspect)

Good range of fitted oak base units with work surfaces over. Inset one and half bowl sink unit with mixer tap. Fitted double oven. Surface hob and extractor hood. Dishwasher. Tiled splashbacks. Range of matching wall units. Tiled floor, ceiling beams, radiator.

Inner Hall

Oil fired boiler for central heating and domestic hot water. Fitted worktop, fitted cupboard, tiled floor. Plumbing for automatic washing machine.

Shower Room

Pedestal washbasin, W.C., Fitted shower cubicle, tiled floor and tiled walls. Heated towel rail.

Utility Room (12'5 x 9')

Range of fitted oak units. Butler sink with mixer tap, space for American style fridge/freezer. Radiator, coat pegs, plumbing for automatic washing machine. Matching wall units, tiled floor. Door to garden.

Bedroom Three/Study (18'4 x 8'7)

Radiator, night storage radiator, ceiling beams, wooden floor.

First Floor

Fitted airing cupboard.

Bedroom One (13'1 x 11'10, triple aspect)

Radiator, two double wardrobes. Storage cupboard and window seat.

Bedroom Two (13' x 13'5, double aspect)

Period fireplace, radiator, ceiling beam.

Family Bathroom

Panelled bath with mixer tap and shower attachment. W.C., vanity unit with basin over. Heated towel rail. Half tiled walls.

Curtilage

The property is approached through a wooden five bar gate leading to a shingled driveway to a brick and tile garage (17' x 12'2) with wooden double doors, electric power and light. There is also a lean-to garage (17' x 7'8) with up and over doors, electric power and light and an oil tank. To the front of the cottage there are very well tended gardens which are mostly laid to lawn with various inset flower and shrub beds. The large rear garden has a patio area, a pergola, two greenhouses and a wooden garden shed. Also within the grounds there is a wooden log cabin (12'2 x 12'2) with a hot tub, a shower cubicle with fitted shower, a heated towel rail and an electric wall mounted heater. To the north of the formal gardens there is a further garden area which is mostly laid to lawn with inset mature trees. This leads down to an attractive babbling brook. The grounds extend to approaching one acre [subject to survey].

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General Information

Tenure: Freehold.

Services: Mains water, electricity and drainage is connected.

Local Authority: North Norfolk District Council, Tel: 01263 513811

Council Tax Band: F (£3196.07—2023/24)

Energy Performance Certificate Band: To be confirmed.

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

Ref: H313178

Agents Notes: Intending purchasers will be asked to produce original Identity Documentation and Proof of Address before solicitors are Instructed.

Important Notice

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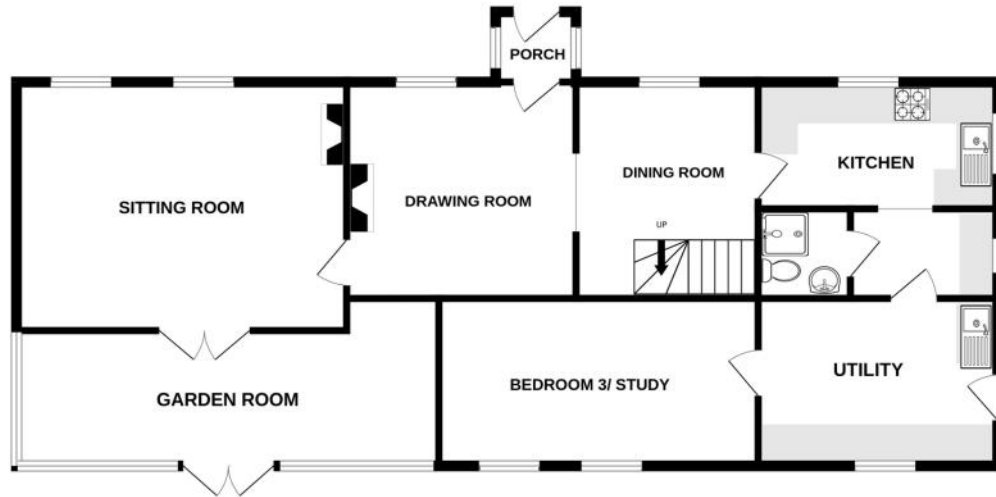
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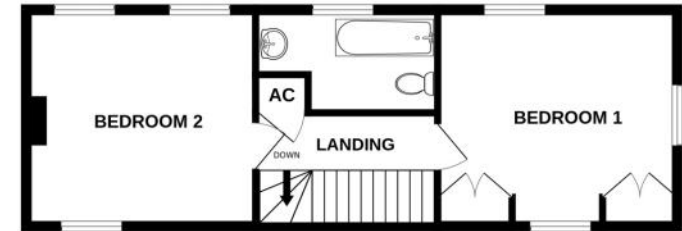
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GROUND FLOOR
1128 sq.ft. (104.8 sq.m.) approx.



1ST FLOOR
417 sq.ft. (38.7 sq.m.) approx.



ROSE COTTAGE, OLD HALL LANE, BRINTON NR24 2QQ

TOTAL FLOOR AREA : 1545 sq.ft. (143.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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18 High Street, Holt, Norfolk NR25 6BH | Tel: 01263 711880 | enquiries@pointens.co.uk

