



Independent Estate Agents

Pointens



Broadview, Hall Lane, Wiveton, Norfolk NR25 7TG

GUIDE PRICE £1.35 million

A spacious coastal home with 2 holiday cottages in grounds of 1 acre (STS). Broadview is situated in arguably one of the prettiest pockets of countryside this designated area of Outstanding Natural Beauty and conservation area has to offer. Within easy walking distance is the village pub (The Wiveton Bell), Wiveton Hall Café, the coastal path and Cley-next-the-sea.



## THE PROPERTY

Broadview, as its name suggests, has wonderful uninterrupted views over arguably one of the prettiest pockets of countryside in North Norfolk. Situated down a quiet lane in a slightly elevated location the property commands wonderful open views from every direction over the undulating farmland of the Wiveton Hall Estate. This well appointed character style home offers extensive accommodation over two floors of 3300 sq ft and briefly comprises an entrance hall leading to a large kitchen/breakfast room with newly fitted units and a walk-in pantry, a double aspect sitting room with red brick fireplace, a study, dining room utility room and a cloakroom. On the first floor a landing leads to a master bedroom suite, two further bedrooms and a family bathroom. The property enjoys the benefit of double glazing, oil fired central heating and solar roof panels. Outside, there is ample off street parking, patio areas, lawned gardens with inset flower and shrub beds, a studio and store and two cottages which would make ideal holiday lets, Air B&B or similar. The grounds extend to 1 acre (subject to survey)

## THE LOCATION

Wiveton is a pretty coastal village around one mile east of Blakeney. The village boasts a splendid church and a popular public house, the Wiveton Bell Inn. Broadview is situated towards the northern outskirts of the village and is convenient for Wiveton Hall Café, Cley-next-the-sea High Street, The village public house and restaurant (the Wiveton Bell) and North Norfolk's coastal path. The Georgian market town of Holt is about three miles away where excellent shopping and other amenities are available including Gresham's, a renowned public school for boys and girls. The North Norfolk coast, much of which has been classified as being of Outstanding Natural Beauty and is a Heritage coastline, is some three miles further distant and offers numerous recreational pursuits including bird sanctuaries, safe sandy beaches and excellent sailing facilities at Blakeney and Morston. There are 18-hole golf courses at Cromer, Sheringham and Brancaster with Cley-next-the-sea renowned as a major bird watching sanctuary with fresh and salt water marshes. Norwich, the Cathedral City and regional centre of East Anglia, is about twenty five miles away and has a regular train service to London Liverpool Street with an approximate fastest journey time of one hour and forty minutes. Norwich airport, which is situated to the north of the City, is about twenty two miles distant.

## DIRECTIONS

Leave Holt on the A148 road to Fakenham. Proceed into the village of Letheringsett and after passing the Kings Head public house on your left, turn right where signposted Blakeney. After around three miles you will come to Wiveton village green. Just before reaching The Wiveton Bell, turn right and immediately left sign posted Wiveton village. At the crossroads proceed straight over, signposted Blakeney 1 mile. The lane leading to Broadview will then be found after around 100 yards on the left hand side.

## THE ACCOMMODATION

### Broadview

#### Entrance Hall

Front and rear entrance, two radiators. Staircase to first floor. Coats cupboard.

#### Kitchen/Living Room (Double aspect)

Views over the surrounding countryside. Range of fitted base units with working surfaces over. Inset one and half bowl sink unit with mixer tap. Fitted dishwasher. Rangemaster Professional cooking range and extractor hood. Fitted range of matching wall units with fitted shelving and a plate rack. Telephone point. Two radiators. Panelled ceiling lighting. **Pantry** Fitted shelving and worktop. Double doors leading to –

#### Sitting Room (triple aspect)

Red brick fireplace, polished wooden floor, two radiators, wealth of exposed wooden ceiling beams. Double doors leading to the garden.

#### Dining Room

Radiator, double doors to the rear garden.

#### Cloakroom

Worktop, plumbing for automatic washing machine. W.C., radiator. Solar panel controls. One and half bowl sink unit with mixer tap. Wall units.

#### Utility Room

Butler sink, water softener, oil fired boiler for central heating and domestic hot water. Radiator. Tiled floor.

#### Study (double aspect)

Radiator, fitted cupboard, drawers and shelving. Polished wooden floorboards.

## **First Floor**

### **Landing**

### **Study Area**

Airing cupboard.

### **Master Bedroom Suite**

Entrance to under eaves storage cupboards.

### **Master Bedroom (double aspect)**

Three radiators, two under eaves storage cupboards. Also off this room is a further store room. Please note: This bedroom is not quite finished and there is existing planning consent to construct a balcony – see Agents Note.

### **En suite**

Panelled bath with shower screen and fitted shower over. W.C., pedestal wash basin, radiator. Two fitted cupboards.

### **Bedroom Two (Double aspect)**

Radiator, fitted storage and hanging space.

### **Bedroom Three**

Radiator. Fitted storage and hanging space.

### **Family Bathroom**

Panelled bath, shower cubicle, W.C., pedestal wash basin. Heated towel rail.

### **Curtilage**

The property is approached over a gravelled driveway which provides ample off street parking for several vehicles. The grounds of the property are mostly laid to lawn with various inset mature shrubs and flower beds. There is a patio area, and an outside studio with a wood store. The grounds extend to around one acre (subject to survey). Also within the grounds are two cottages which have been used as holiday lets and these comprise:

## **March Hare Cottage**

Front door, leading to –

### **Kitchen**

Range of fitted base units with fitted work surfaces over, inset single drainer sink with mixer tap. Fitted electric oven with surface hob and extractor hood. Oil fired boiler for central heating and domestic hot water.

### **Sitting Room**

Two radiators, telephone point. Fitted cupboards. Stairs to first floor.

### **Bedroom Two**

Radiator

### **En suite**

Shower cubicle, tiled floor, radiator. Electric light with shaver point.

### **First Floor**

### **Landing**

Radiator

### **Bedroom One (Double aspect)**

Radiator

### **En suite**

Panelled bath, W.C., pedestal wash basin, radiator.

## **Hatters Cottage**

### **Entrance Hall**

Radiator, tiled floor

### **Open plan Kitchen/Sitting room (triple aspect)**

Range of fitted base units with inset single drainer sink with mixer tap. Fitted oven. Surface hob with extractor hood. Oil fired boiler for central heating and domestic hot water. Two radiators. Staircase to first floor.

## Hatters Cottage (cont.)

### Wet Room

Fitted shower, pedestal washbasin, W.C., radiator.

### First Floor

#### Landing

Fitted cupboard

### Bedroom One (double aspect)

Radiator.

## General Information

**Tenure:** Freehold.

**Services:** Mains water, electricity and drainage are connected. The property also has solar panels.

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

**Tax Band:** Broadview band E (£2575.31 - 2023/2024) March Hare Cottage band D (£2107.07 - 2023/24) Hatters Cottage band B (£1715.33 2023/24)

**Energy Performance Certificate:** Broadview band D, March Hare Cottage band D, Hatters Cottage band D.

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

**Agents Note:** Details of the planning permission for construction of the balcony off the master bedroom can be found on North Norfolk District Councils website ref: PF/23/0203.

**Ref:** H313104.

## 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.

No person in the employ of Pointens has any authority to make or give any representations or warranties in relation to this property or these particulars, nor to enter into any contract on behalf of the Vendor or Lessor.



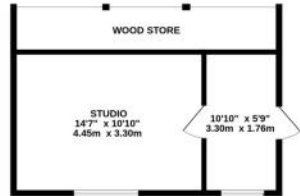




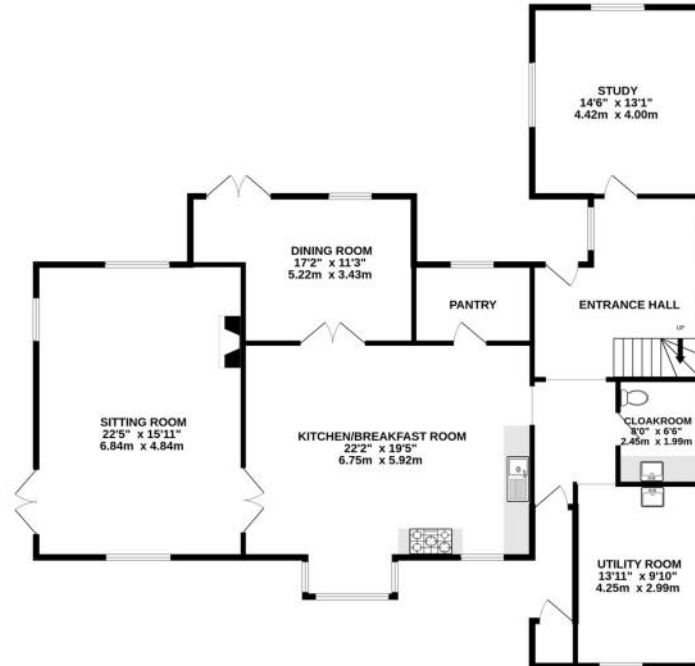




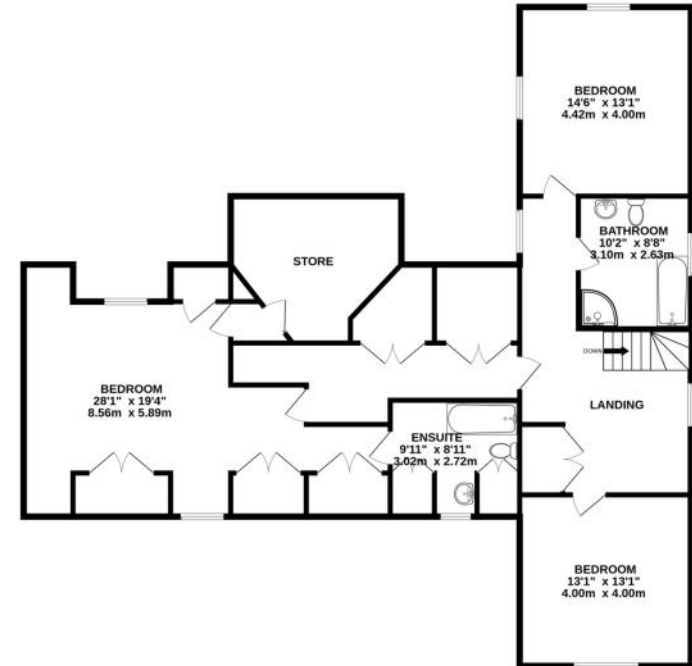
BASEMENT  
291 sq.ft. (27.0 sq.m.) approx.



GROUND FLOOR  
1567 sq.ft. (145.6 sq.m.) approx.



1ST FLOOR  
1444 sq.ft. (134.1 sq.m.) approx.



BROADVIEW, HALL LANE, WIVETON NR25 7TG

TOTAL FLOOR AREA : 3301 sq.ft. (306.7 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.  
Made with Metropix ©2024

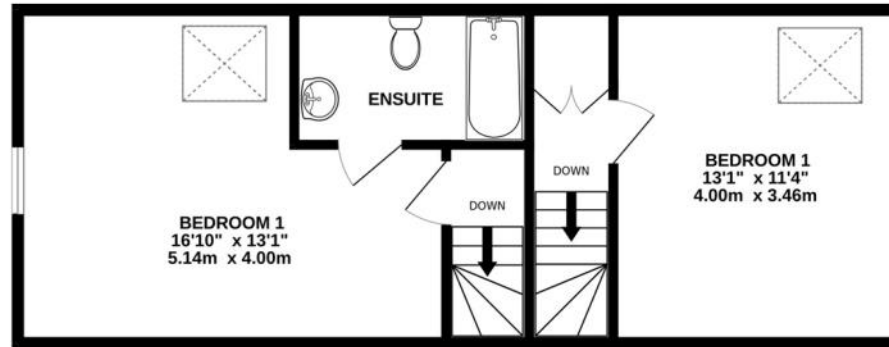


# March Hare & Hatter, Hall Lane, Wiveton NR25 7TG

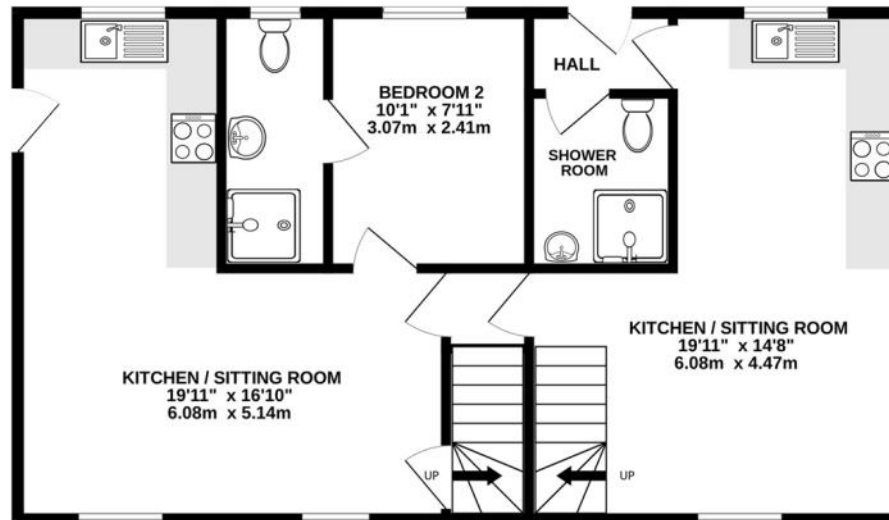
TOTAL APPROX. FLOOR AREA 1151 SQ.FT (106.9 SQ.M.)



1ST FLOOR  
457 sq.ft. (42.4 sq.m.) approx.



GROUND FLOOR  
694 sq.ft. (64.5 sq.m.) approx.



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.

Made with Metropix © 2024

Independent Estate Agents

**Pointens**

18 High Street, Holt, Norfolk NR25 6BH | Tel: 01263 711880 | [enquiries@pointens.co.uk](mailto:enquiries@pointens.co.uk)