



Applegarth House, Hunworth





**Applegarth, Hunworth
Norfolk NR24 2EL**

Holt 3 miles, North Norfolk Coast 6 miles,
Norwich 20 miles.

Traditional brick and flint cottage tucked away just off the village green in arguably one of North Norfolk's prettiest villages. Applegarth House has been extensively refurbished by the current owner and now offers a superbly appointed period home in this most sought after of locations.

GUIDE PRICE £649,950



The Property

The property offered for sale is a traditional mellow red brick and flint cottage situated just off the village green in what is regarded as one of the prettiest villages in North Norfolk. The present owner has carried out a sympathetic restoration project on the property in recent years and it now offers a superbly appointed accommodation that presently comprises of an entrance hall an L shaped treble aspect sitting room with an open fire place housing a wood burner. A dining room, kitchen, utility room and a cloakroom. On the first floor a landing leads to five bedrooms and a family bathroom. The property also enjoys extensive period features to include traditional pamment floors and exposed ceiling and wall beams. Other benefits include oil fired central heating powered by a modern outside boiler and modern uPVC sealed unit windows and doors throughout. Outside a gravelled driveway provides off street parking, this in turn leads to a detached brick and tile garage and a covered car port. There are wonderful well tendered gardens to the rear and side of the property.

Location

Hunworth is a highly sought after conservation village nestling in the Glaven Valley in what must be one of the prettiest pockets of countryside in North Norfolk. In the centre of the village is a collection of period houses and cottages arranged around the village green with the village inn, The 'Hunny Bell' being at the heart of this small community. The Georgian town of Holt is around two miles away with its excellent shopping centre and range of facilities to include Gresham's public school. The heritage coastline is about six miles distant with Salthouse, Cley, Blakeney and Morston all within easy reach. The county city of Norwich is just over twenty miles away from where there is a fast rail service to London (Liverpool Street) and an international airport via Amsterdam (Schipol).

Directions

Leave Holt on the B1149 Norwich road. Turn right where signposted Hunworth and Quarry. After around two miles you will reach the village of Hunworth. Proceed over the hump back bridge and upon reaching the crossroads at the village green turn left sign posted Edgefield 1. The entrance to Applegarth will then be found on the left hand side after around 100 yards.

Accommodation

The accommodation comprises:

Entrance Hall

Staircase to the first floor with two cupboards under. Pamment flooring, radiator, coat pegs.

L Sitting Room (20'19'4 treble aspect)

Open fireplace with a wood burner, three radiators. Sliding doors lead to the garden. Ceiling beams, telephone point.

Dining Room (12'9 x 12'5)

Radiator, pamment flooring. Storage cupboard.

Kitchen (13'2 x 6'3)

Range of fitted Oak faced base units with working surfaces over. Fitted dishwasher. 1 1/2 bowl sink unit with fitted chopping board and drainer. Double oven, gas surface hob. Door to rear garden. Pamment flooring, radiator.

Utility Room (7'10 x 6')

A range of fitted base units with working surfaces over. Integral fridge, plumbing for an automatic washing machine. Fitted worktop, wall units. Pamment flooring.

Shower Room

Shower cubicle with fitted shower, wc, heated towel rail. Vanity unit with basin over. Fully tiled walls and floor.

First Floor Landing

A wealth of exposed wooden wall beams. Fitted airing cupboard with factory lagged tank and shelving. Radiator



Bedroom One (20'1 x 11'4 treble aspect)

Exposed wall beams, two radiators. Fitted wardrobe and high level cupboards.

Bedroom Two (13'4 x 13')

Radiator. Exposed ceiling beams, built in wardrobe, high level cupboard.

Bedroom Three (8' 9 x 8'6)

Wealth of exposed wooden wall and ceiling beams. Radiator.

Bedroom Four (13'8 x 6'9)

Exposed ceiling beams. Radiator, fitted wardrobe.

Bedroom Five (8'6 x 8' 1)

Wealth of exposed wall and ceiling beams, radiator.

Family Bathroom

Panelled bath, with mixer tap and shower attachment. Vanity unit and washbasin with mixer tap. Stainless steel heated towel rail. Tiled floor.

Curtilage

The property is approached over a shingled driveway this in turn leads to a brick and tile garage (20' x 9') with electric power and light. Doors to the side of the garage give access to a hard standing area and a car port (20' x 9'). The gardens to the rear are mainly laid to lawn together with a raised patio area, various inset, well stocked flower and shrub borders. A covered well with a water feature. There is also a modern outside oil fired boiler for central heating and domestic hot water. The gardens are fully enclosed by wooden panelled fencing.



General Information

Tenure: Freehold.

Council Tax Band: Band E (£2706.15)

Energy Performance Certificate: D

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

Services: Mains water and electricity. Drainage is via a septic tank.

Viewing: Strictly via the sole agents, Pointens, 18 High Street, Holt, Norfolk NR25 6BH tel: 01263 711880.

Ref: H313183.

Important Notice

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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.

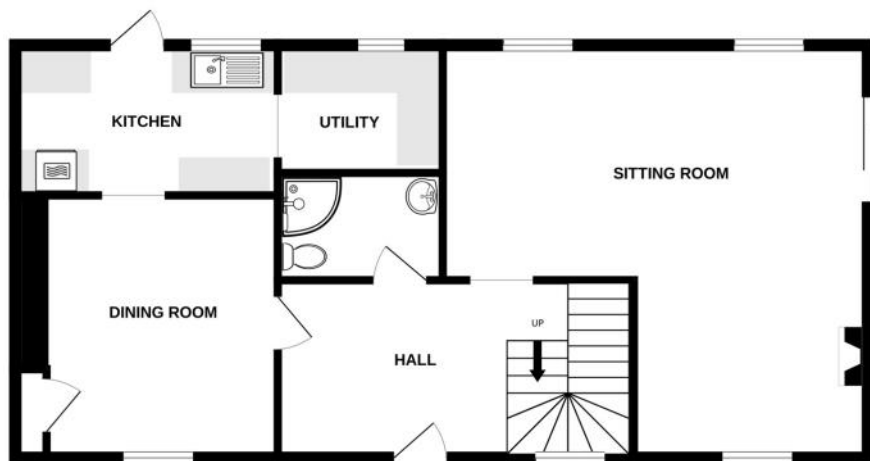
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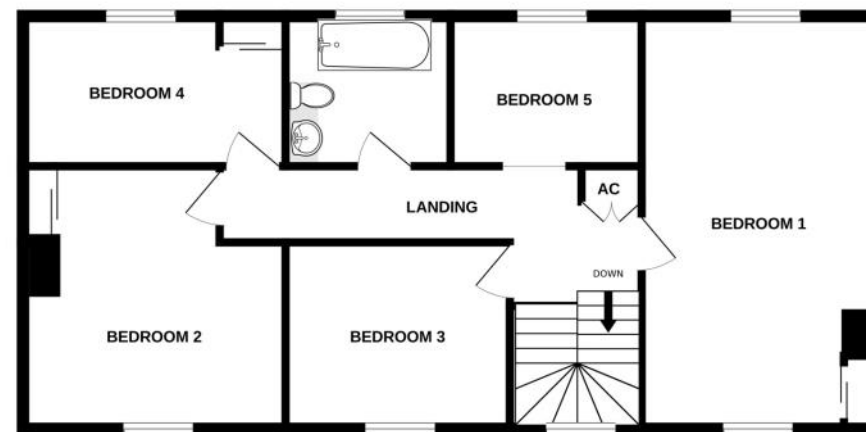
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GROUND FLOOR
773 sq.ft. (71.9 sq.m.) approx.



1ST FLOOR
779 sq.ft. (72.4 sq.m.) approx.



APPLEGARTH HOUSE, HUNWORTH NR24 6EL

TOTAL FLOOR AREA : 1553 sq.ft. (144.2 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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Independent Estate Agents

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