



Jacobs Cottage, Holt

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Independent Estate Agents

Pointens





**Jacob's Cottage, Jacobs Place,
32 High Street, Holt, Norfolk NR25 6BH**

North Norfolk Coast: 3 miles

Norwich: 20 miles

Spacious traditional semi-detached brick and flint cottage situated in a superb location just off Holt High Street. The property retains many of its original features to include oak doors, exposed beams and a period fireplace. Outside there is an integrated garage, a courtyard garden, front of house parking and garden seating area.

Guide Price £550,000



ACCOMMODATION

THE PROPERTY

The property offered for sale is a semi-detached traditional brick and flint cottage situated in a quiet court yard just off Holt High Street. Formerly two cottages this delightful period property retains many original features and offers unusually spacious, well appointed accommodation which briefly comprises of an entrance hall, reception area, sitting room with a red brick fireplace, a well fitted out kitchen and a cloakroom. A first floor landing that leads to three double bedrooms (master en-suite) and a family bathroom. The property also enjoys UPVC sealed double glazed windows and gas fired central heating throughout. Outside there is an enclosed courtyard garden, an integrated garage, front of house parking and a garden seating area. The property is being sold with 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. Just before passing Webbs Jewellers you will see a sign on your right hand side for Jacobs Place. Jacobs Cottage will then be found on the left hand side.

The accommodation comprises -

Oak Front Door leads to a:-

Reception Room and Hall (19' x 8'8)

Staircase to first floor, cupboards under. Two radiators, door to courtyard, door to garage. Pamment and Oak flooring.

Sitting Room (14'9 x 11'2 double aspect)

Red brick fireplace housing a coal burner effect gas fire. Heavily beamed ceiling, two radiators. Shelves recess. Oak flooring.

Kitchen (16'4 x 9'3)

Good range of fitted base units with wooden work surfaces over. Inset single drainer sink with mixer tap. Fitted oven, microwave, surface hob and recirculating hood. Fridge/freezer, dishwasher. Low level heater. Tiled splashbacks, range of matching wall units. Wall mounted gas boiler for central heating and domestic hot water.

Cloakroom and Utility Area

WC, pedestal wash basin, radiator. Fitted shelf, plumbing for automatic washing machine. Tiled floor.

First Floor Landing

Radiator, two velux windows, airing cupboard with factory lagged tank and fitted shelving.

Bedroom One (15'6 x 12' double aspect)

Television point, exposed wall beams, radiator. Large walk-in storage and dressing area.

En-Suite

Tiled shower cubicle with fitted shower, WC, vanity unit with wash basin, heated towel rail. Electric shaver point.

Bedroom Two (13'8 x 11'5)

Radiator. Beamed and vaulted ceiling.

Bedroom Three (10' x 8'10)

Beamed and vaulted ceiling. Radiator.

Family Bathroom

Shower bath with shower over, shower screen. Pedestal wash basin, WC. Heated towel rail, tiled floor.

Curtilage

To front of the property there is front of house parking, a garden seating area and an integrated garage (16'6 x 9'10) with an electric roller door and electric power and light. To the rear of the property there is a fully enclosed courtyard garden. A management company owned by the residents hold the freehold title to Jacobs Place, with each resident holding a share in the company.

General Information

Tenure: Freehold.

Council Tax Band: D (£2245.88 2024/25)

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: H313199.

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.

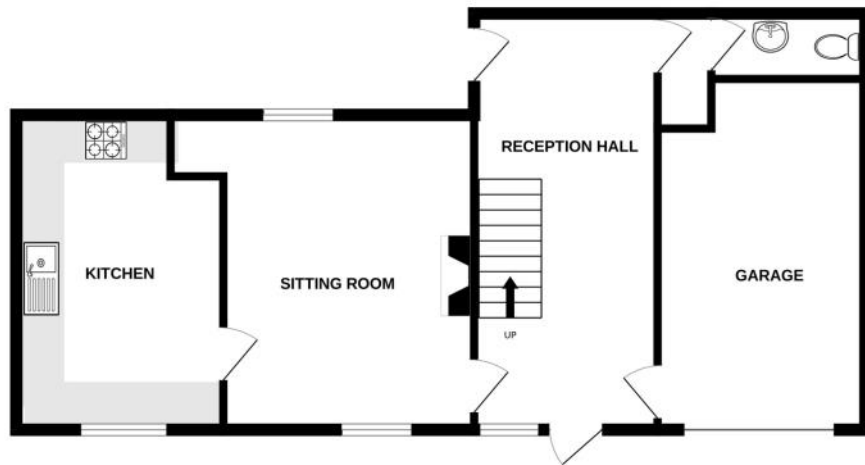
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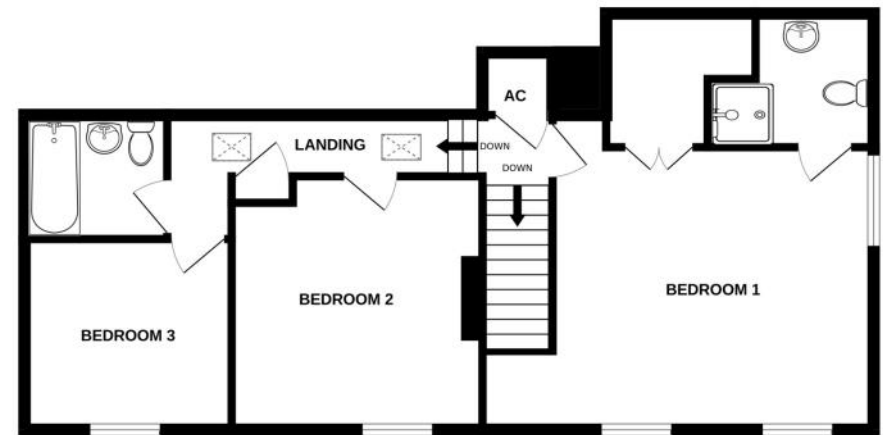
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GROUND FLOOR
682 sq.ft. (63.3 sq.m.) approx.



1ST FLOOR
665 sq.ft. (61.8 sq.m.) approx.



JACOBS COTTAGE, JACOBS PLACE, HIGH STREET, HOLT NR25 6BN

TOTAL FLOOR AREA : 1347 sq.ft. (125.1 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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