



Middle Cottage, Little London

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Independent Estate Agents

Pointens





Middle Cottage, Little London, Corpusty, Norfolk NR11 6QA

North Norfolk Coast 10 miles, Norwich 16 miles

Holt 6 miles

A superbly appointed country cottage convenient for Holt, the North Norfolk coast and the county city of Norwich. In excellent order throughout, the property would make a fine permanent home or a holiday home. The property is being sold with no upward chain.

Offers in excess of £200,000



THE PROPERTY

The property offered for sale is a period terrace cottage pleasantly situated on the edge of this popular attractive hamlet just 6 miles from the charming Georgian town of Holt and 10 miles from the North Norfolk coast. In excellent condition throughout, the property retains many of its original features to include polished wooden floors, exposed beams and a period inglenook fireplace. It would make an ideal first time buy or a holiday home. The well appointed accommodation comprises a good sized sitting room with a fireplace and a well fitted out kitchen. On the first floor a landing leads to two good sized bedrooms and a family bathroom. The property also has wood effect UPVC sealed unit double glazed windows. Outside, to the rear of the property is an enclosed courtyard garden and across the road from the property is an allocated parking space for one vehicle and a small brick built outhouse for storage. The property is being sold with no upward chain.

LOCATION

Little London is a hamlet situated on the northern outskirts of Corpusty. Unusually, the village of Corpusty has a good range of amenities to include a well stocked village shop, a public house and a popular primary school. The adjoining village of Saxthorpe has a garage. The village is well positioned for exploring North Norfolk including the stunning 43 mile coastline, much of which is a designated area of Outstanding Natural Beauty offering wide sandy beaches, pine forests, salt marshes and mud flats with all the outdoor pursuits that this diverse landscape has to offer – sailing, horse riding, bird watching, golf etc. Norwich is around 13 miles away with fast rail links to London Liverpool Street. Norwich Airport has direct access to most destinations via Schiphol (Amsterdam)..

DIRECTIONS

Leave Holt by the Norwich road. Proceed through the village of Edgefield and continue for a further 1½ miles before turning right at the signpost for Little London. At the next crossroads proceed straight over and continue for around ½ mile. You will then enter the hamlet of Little London, Proceed through the hamlet and at the next T junction you will find Middle Cottage on your right hand side.

ACCOMMODATION

The accommodation comprises:-

Sitting Room

Attractive period fireplace with fitted woodburner, television point, night storage radiator, ceiling beam. Fitted cupboard with factory lagged tank for hot water. Staircase to first floor.

Kitchen /Diner

Range of Shaker style units with working surfaces over, inset single drainer sink unit with mixer tap. Electric oven, matching wall unit. Night storage radiator, plumbing for automatic washing machine. door to rear courtyard.

First Floor

Landing leading to:-

Bedroom One

Electric wall mounted panel heater.

Bedroom Two

Electric wall mounted electric heater.

Bathroom

White suite comprising of pedestal washbasin, wc, panelled bath with shower over. Tiled splashbacks, wall mounted electric fan heater. Fitted cupboard.

Curtilage

To the rear of the property is a courtyard garden that is laid to patio stones. This garden is fully enclosed with wooden panel fencing. To the front of the property is an off street parking space for one vehicle and a small brick built outhouse for bicycles etc.

General Information

Tenure: Freehold

Services: Main water, electricity and drainage are connected.

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

Council Tax Band: To be confirmed.

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

Energy Performance Certificate: Band D.

Ref: H303214.

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

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www.pointens.co.uk, www.rightmove.co.uk and www.onthemarket.com



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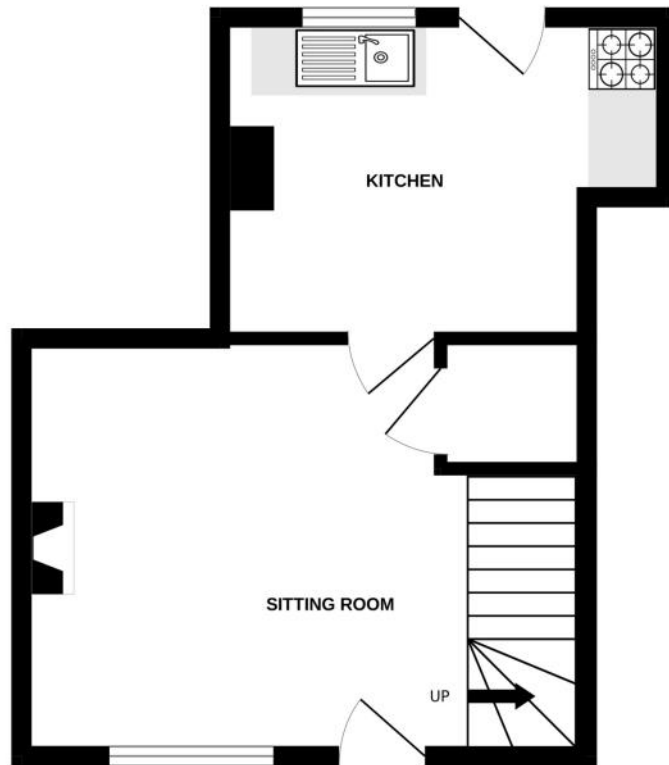
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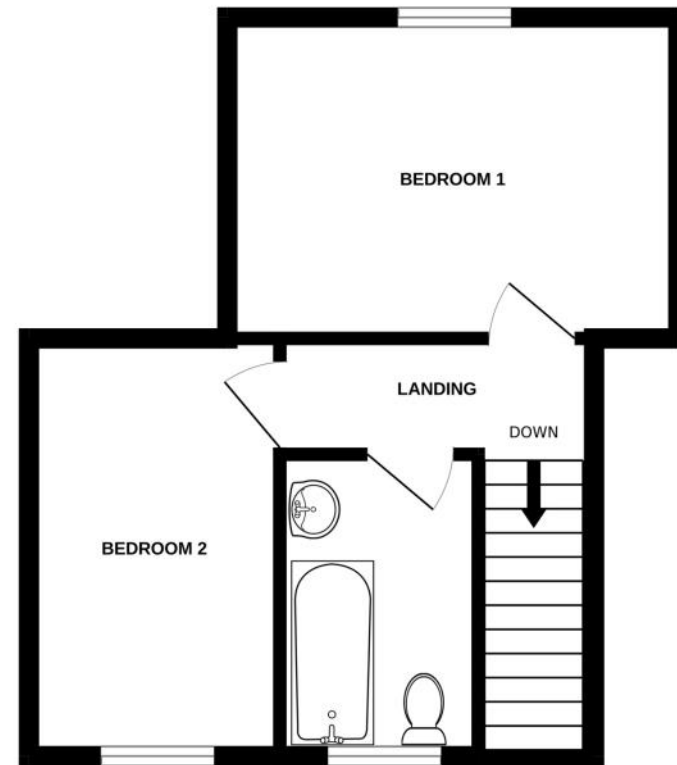
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GROUND FLOOR
304 sq.ft. (28.3 sq.m.) approx.



1ST FLOOR
321 sq.ft. (29.9 sq.m.) approx.



MIDDLE COTTAGE, LITTLE LONDON, CORPUSTY NR11 6QA

TOTAL FLOOR AREA : 625 sq.ft. (58.1 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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