



East Cottage, Little London

See all our properties at [OnTheMarket.com](https://www.onthemarket.com)

Independent Estate Agents

Pointens





East 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.

GUIDE PRICE £235,000



THE PROPERTY

The property offered for sale is a period end of 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 an inglenook 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 Schipol (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 East Cottage on your right hand side.

ACCOMMODATION

The accommodation comprises:-

Sitting Room

Attractive period inglenook fireplace, television point, night storage radiator, polished wooden floor, ceiling beam. Fitted cupboard with factory lagged tank for hot water .

Kitchen /Diner

Range of Shaker style units with working surfaces over, inset single drainer sink unit with mixer tap. Fitted electric oven and hob, recess for fridge, tiled splashbacks, range of matching wall units. Night storage radiator, staircase to first floor, tiled floor, door to rear courtyard.

First Floor

Landing leading to:-

Bedroom One

Fitted cupboard, electric wall mounted panel heater. Access to loft.

Bedroom Two

Ceiling beams, wall mounted electric heater.

Bathroom

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

Curtilage

To the rear of the property is a courtyard garden that is laid to patio stones. There is a small inset flower and shrub bed and a pedestrian gate leading to the street. 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 E.

Ref: H313214..

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

All our properties can be seen on the internet at

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



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.

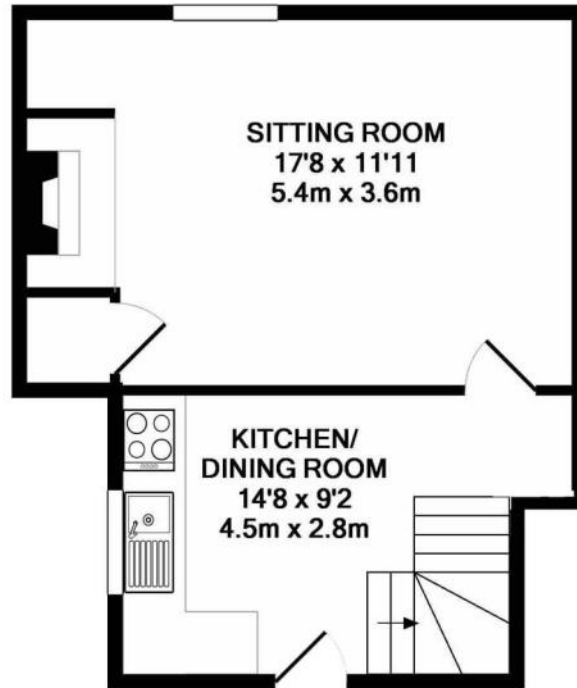
Please note that:

- 1) Photographs may have been taken with the use of a wide-angle lens
- 2) 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.
- 3) 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.
- 4) 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.

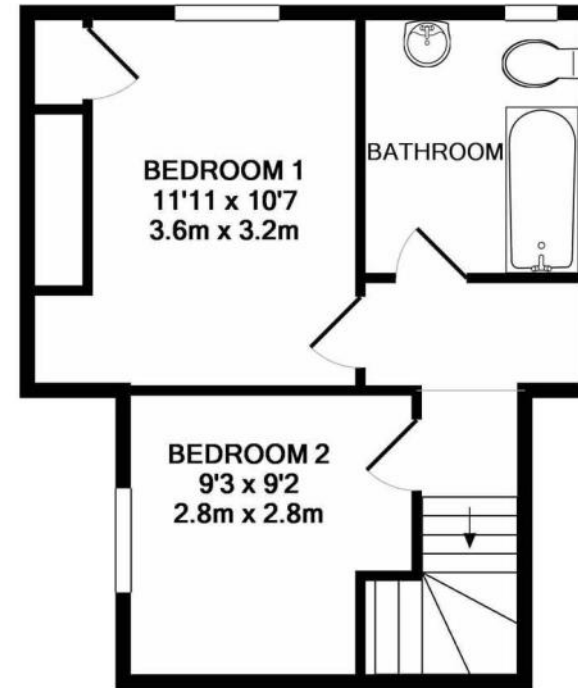


East Cottage, Little London, Corpusty, NR11 6QA

TOTAL APPROX. FLOOR AREA 663 SQ.FT (61.6 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 336 SQ.FT.
(31.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 327 SQ.FT.
(30.3 SQ.M.)

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 © 2018

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

Pointens

Independent Estate Agents