



4 Bloomstiles, Salthouse

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Independent Estate Agents

Pointens





4 Bloomstiles, Salthouse Norfolk NR25 7XJ

Holt 5 miles, Burnham Market 13 miles,
Norwich 27 miles

A rare opportunity to acquire a superbly appointed spacious coastal home situated in an elevated position with unrivalled views over farmland to the rear aspect and to the front aspect over the adjacent period village properties, the ancient church, nature reserve and the sea beyond.

Guide Price £775,000



THE PROPERTY

The property offered for sale is an immaculately presented coastal home situated in a superb elevated location with unrivalled views over the village, church, nature reserve and the sea beyond. Improved by the current owners the exceptionally well appointed accommodation now comprises of a entrance hall, a 24' sitting room with an open fireplace a well fitted out kitchen, study , dining room, garden room, utility and cloakroom. On the first floor there is a landing/sitting area where wonderful coastal views can be enjoyed, four double bedrooms and a family bathroom. The property also enjoys new Upvc double glazing and oil fired central heating throughout. Outside there is ample off street parking and a garage. There are gardens to the front and to rear of the property with a very private due south facing rear garden.

LOCATION

Salthouse is one of the most authentic North Norfolk villages in a popular Area of Outstanding Natural Beauty. The property is located on the coast road making it a comfortable walk to the salt marshes and the beach. The village of Salthouse has a popular public house/restaurant, The Dun Cow, and a quaint rustic restaurant, Cookies, which specialises in fresh locally caught seafood. The village shop, The Old Post Office, provides everyday provisions, all within easy walking distance. The popular village of Blakeney is 2.5 miles to the west and the Georgian market town of Holt is 3 miles away. This lovely town comprises mainly individual shops and businesses where a friendly and personal service still remains. Schooling includes the well renowned Gresham's Schools in the town and Beeston Hall School near Sheringham. The county city of Norwich is around 20 miles from Holt with a fast rail service to London (Liverpool Street) and an international airport via Amsterdam (Schipol).

DIRECTIONS

Leave Holt High Street via New Street. Continue on this road for around 2 miles, then take the first right hand turning signposted Salthouse. Proceed through the woods and at the crossroads proceed straight over. Continue straight over at the next crossroads and down the hill into the village of Salthouse. Upon reaching the village green turn right past the village shop and Cookies Crab Shop. Take the first turning right into Cross Street. The entrance to Bloomstiles will then be found towards the top of the hill identified by a Pointens for sale board.

Accommodation

The accommodation comprises: -

Entrance Hall

Radiator, Karndean flooring.

Sitting Room (23'10 x 10'7)

Double aspect with coastal views. Two radiators. Television point, sealed up fireplace housing an electric style wood burner. Karndean flooring. Double doors leading to:

Garden Room (12'5 x 10'7)

This room has reflective glass. Electric radiator and underfloor heating, ceiling fan. Karndean flooring. Double doors leading to the rear garden.

Dining Room (18'9 x 10')

Stairs to first floor, radiator, television point, door to rear garden. Karndean flooring, archway to:

Kitchen (9'3 x 8'7)

Good range of modern fitted base units with working surfaces over. Inset 11/2 bowl sink unit with mixer tap. Built in electric oven, extractor hood, fridge, dishwasher. Tiled splashback, range of matching wall units. Radiator, door to rear garden, Karndean flooring.

Utility Room (8'4 x 7')

Base unit with fitted worktop with inset sink, Plumbing for automatic washing machine and a dishwasher. Fridge freezer space. Larder unit. Wall unit.

Study (9'5 x 8')

Radiator. Karndean flooring.

Cloakroom

WC, vanity unit with washbasin over, panel heater. Karndean flooring.

First Floor Landing/Sitting area (11'6 x 9'7)

This landing is big enough for some furniture so you can enjoy the wonderful coastal views. Airing cupboard with hot water tank and fitted shelving. Loft access via a pull down ladder. The property has a large loft that would appear to have great potential for extending to create two further bedrooms. The landing is big enough to accommodate a second stair case, subject to gaining necessary planning permissions.

Bedroom One (12'5 x 10'7)

Radiator, fitted double wardrobe. Wonderful rural views.

Jack and Jill Bathroom

WC, vanity unit with basin over. Tiled shower cubicle with fitted shower. Jacuzzi bath, heated towel rail. Bathroom cabinet with internal shaver point.

Bedroom Two (10'8 x 9'9)

Radiator. Fitted double wardrobe. Wonderful coastal views.

Bedroom Three (11'4 x 9'6)

Radiator. Fitted double wardrobe. Wonderful rural views.

Bedroom Four (10'7 x 9'6)

Radiator. Fitted double wardrobe. Wonderful coastal views.

Curtilage

The property is approached over a gravel driveway that provides ample off street parking for several vehicles, this in turn leads to a brick and tiled garage (19' x 10'5) with electric roller door, electric power and light. There is also a further hard standing to the front of the property. Raised flower beds. A personnel door leads to an enclosed side garden laid to lawn with a log store, garden shed and a modern outside oil fired boiler for central heating and domestic hot water. To the rear of the property is a very private south facing rear garden laid to lawn with a sunken patio directly behind the house, a further patio and inset flower and shrub beds. Modern plastic oil tank, all fully enclosed with a mixture of wooden panelled fencing and hedging

General Information

Tenure: Freehold.

Services: Mains water, electricity and drainage are connected.

Council Tax Band: E (£2712.46 2024/2025)

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

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

Energy Performance Certificate: Band D.

Broadband: Super fast broad band is available in the village.

Reference: H313221.

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

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.

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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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GROUND FLOOR
857 sq.ft. (79.6 sq.m.) approx.



1ST FLOOR
919 sq.ft. (85.3 sq.m.) approx.



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TOTAL FLOOR AREA : 1776 sq.ft. (165.0 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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