



2 The Pyghtle, Thornage

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Independent Estate Agents

Pointens





2 The Pyghtle, Letheringsett Road Thornage, Norfolk NR25 7QE

Norwich 20 miles Holt 3 miles

North Norfolk Coast 4 miles

A superbly appointed semi-detached house that's has been extensively re-furbished and extended by the present owners. Thornage is in a conservation area and convenient for the Georgian market town of Holt and North Norfolk's heritage coastline and all it offers.

GUIDE PRICE £325,000



The Property

The property offered for sale is a deceptively spacious semi detached house situated in this most sought after conservation village, convenient for Holt and the beautiful North Norfolk Heritage coastline. Extended and refurbished by the current owners to an exceptionally high standard, a particular feature of the property is the large open plan kitchen/dining room with bi-fold doors leading to a sunken terrace. The well appointed and spacious accommodation briefly comprises an entrance hall, a sitting room with a wood burner, a very light and airy open plan kitchen and sitting room and a utility room. A first floor split level landing leads to a master bedroom with en-suite, two further bedrooms and a family bathroom. The property enjoys the benefit of UPVC sealed unit windows and doors and oil fired central heating. Outside, there is gravelled parking for three vehicles to the front of the house and a pedestrian gate leading to the rear of the property where there is a sunken terrace with steps leading up to a lawned, fully enclosed, garden.

Location

Thornage is a pretty rural village around three miles from the market town of Holt. The town of Holt 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 coast is around four miles distant with 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 Norwich Airport has direct flights to many major cities.

Directions

From Holt High Street proceed to the Norwich Road and at the roundabout take the third exit where signposted to Dereham. After around three miles you will enter the village of Thornage. Take the first turning right into Letheringsett Road. 2 The Pyghtle will then be found on the left hand side identified by a Pointens for sale board.

The accommodation comprises:

Oak entrance porch with pamment floor and UPVC front door leading to -

Entrance Hall

Staircase to first floor with cupboard under. Cupboard housing the oil fired boiler for central heating and domestic hot water. Storage cupboard. Polished wooden floorboards. Radiator.

Sitting Room

Fireplace housing a wood burner, tiled hearth, radiator, fitted shelf, television point.

L-shaped kitchen/dining room (22'9 x 18')

A range of hand made wooden base units with wooden worktops over. Inset double Butler sink with mixer tap. Fitted Rangemaster cooking range. Fitted dishwasher. Tiled splashbacks. Two wall cupboards. Island unit with storage and cupboards under. Polished wooden floorboards.

Dining Area

Two radiators. Bi-fold doors leading to a sunken terrace. Roof light. Ceiling spotlights, polished wooden floorboards.

Utility Room (7'9 x 6'9)

Range of hand made wooden base units with working surfaces over. Inset single drainer sink with mixer tap, automatic washing machine, wall unit. Radiator. Half timbered walls, tiled floor, door to rear garden.

Cloakroom

W.C., vanity unit with basin over. Half timbered walls.

First Floor

Split level landing, leading to -

Bedroom One (16' x 9')

Radiator.

En suite

Large walk-in shower unit, vanity unit with basin over. W.C., stainless steel heated towel rail, fitted shelf.

Bedroom Two (11'10 x 8')

Cast iron fireplace, radiator. Fitted shelved cupboard.

Bedroom Three (8'7 x 7'10)

Radiator, fitted work desk.

Bathroom

Vanity unit with basin over. W.C., shower bath with mixer tap and shower over, stainless steel heated towel rail. Electric shaver point. Velux window, tiled floor.

Curtilage

To the front of the property there is a shingled off street parking area for three vehicles. A pedestrian gate leads down the side of the house and to the rear garden which has a sunken terrace for al-fresco dining. Steps lead up to a lawned garden area with inset flower and shrub beds and a wooden garden shed. There is also an enclosed storage area for the modern plastic oil tank and bins. The rear garden is fully enclosed by a mixture of panelled fencing and hedges.

Agents Note; Intending purchasers will be asked to produce original identity documentation and proof of address before solicitors are instructed. We also require to see proof of funding.



General Information

Tenure: Freehold.

Services: Mains water, electricity and drainage are connected.

Council Tax Band: B (2024/25 – £1638.64)

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

Energy Performance Certificate: Band D

Viewing: Strictly via the sole agent, Pointens Estate Agents. Telephone 01263 711880.

Ref: H313186

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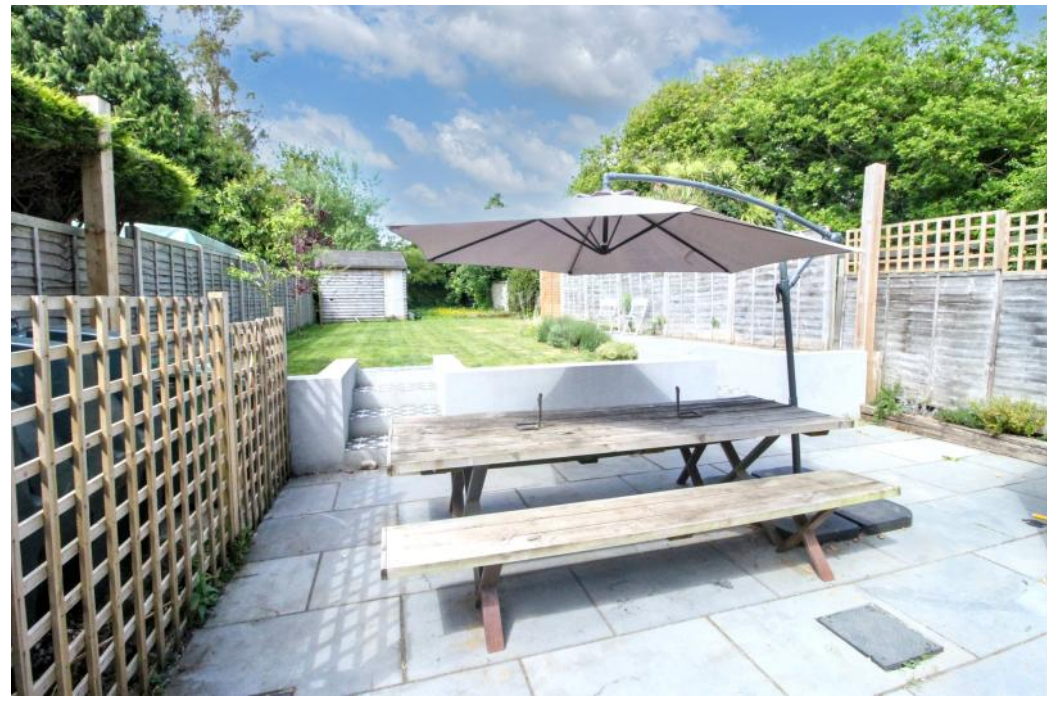
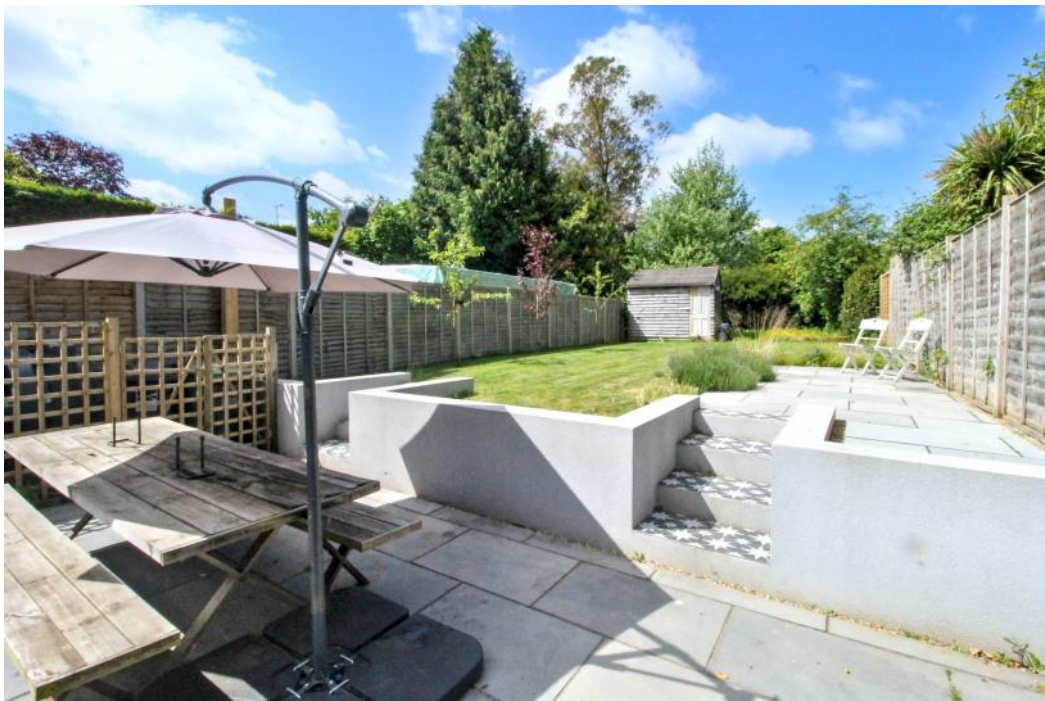
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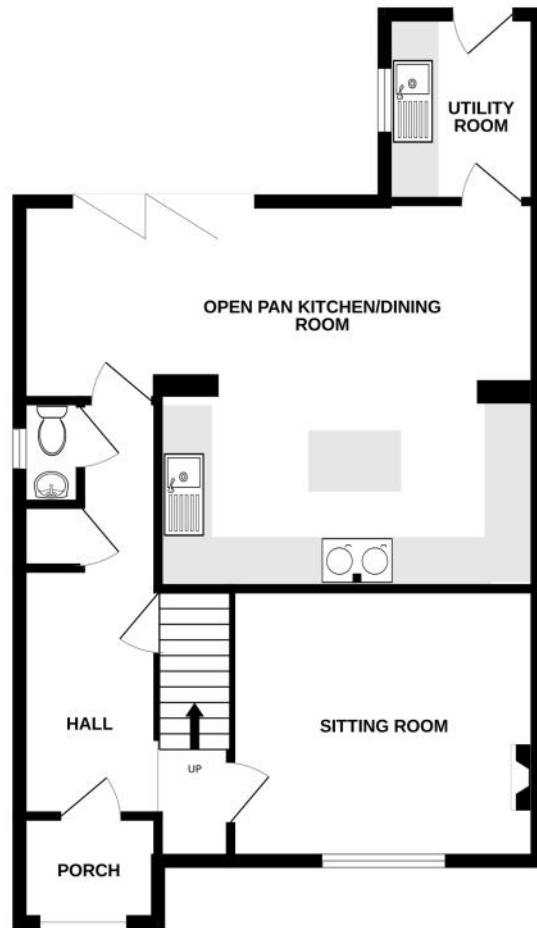
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GROUND FLOOR
659 sq.ft. (61.2 sq.m.) approx.



1ST FLOOR
475 sq.ft. (44.1 sq.m.) approx.



2 THE PYGHLE, LETHERINGSETT ROAD, THORNAGE NR25 7QE

TOTAL FLOOR AREA : 1133 sq.ft. (105.3 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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