



Independent Estate Agents

**Pointens**





**Meadow View, Meadow Lane**

**Kelling, Norfolk NR25 7EE**

Norwich 26 miles, Blakeney 5 miles

Holt 3 miles

A mostly detached traditional brick and flint cottage situated in a much favoured unspoilt coastal village. Meadow View has direct access to Meadow Lane which leads to the beach and in turn the coastal path. Also within easy walking distance is Weybourne village and its Heath and the popular coastal hostelry, The Pheasant Hotel.

**GUIDE PRICE £325,000**



## The Property

The property offered for sale is a mostly detached brick and flint period cottage. Situated in an enviable location within this much sought after unspoilt coastal village, the property is a few hundred yards from the village beach, the extensive coastal pathways and Weybourne Heath. In addition, and within easy walking distance, is the Pheasant Hotel and Restaurant. The well appointed accommodation briefly comprises an entrance porch, a well fitted out kitchen/dining room with an open fireplace and wood burner, a sitting room, two ground floor bedrooms and a bathroom. On the first floor there is a master bedroom with en-suite facilities. The property enjoys the benefit of UPVC sealed unit double glazed windows and doors and electric heating. Outside, there is a south facing courtyard garden.

## Location

Kelling is a quintessential North Norfolk coastal village with a wide range of traditional brick and flint cottages set amongst gently rolling countryside. Within the village is a tea room, bookshop and gallery and a popular primary school. A pathway from The Street leads down to the village's beach and in turn to the coastal pathway which offers 83 miles of wonderful walks. Just a short walk from this property is the 4 star Pheasant Hotel and Restaurant. The North Norfolk coast is designated as an Area of Outstanding Natural Beauty, many areas of which are owned by the National Trust. Offering a wide variety of facilities, there is particularly good walking, bird watching, golfing and sailing available. The town of Holt is around three miles away and is one of the most highly regarded market towns in the county boasting many well preserved Georgian buildings and an excellent range of individual shops and local facilities. Holt is also home to the renowned Gresham's Pre-preparatory, Preparatory and Senior Schools. The cathedral city of Norwich is approximately twenty miles distant and has a main rail link to London Liverpool Street and an international airport.

## Directions

Leave Holt via the Cromer Road. Proceed past the garage and take the next left hand turning into Kelling Road. Leave Holt and proceed for around one mile, take the first left hand turning (off a sharp right hand bend) signposted Kelling. Proceed into Kelling village. At the end of The Street you will come to a T junction with the coast road. Meadow Cottage will be in front of you slightly to the right.

## Accommodation

The accommodation comprises -

UPVC front door, leading to:

### Enclosed Entrance Porch

Front door to:

### Kitchen/Diner (14'10 x 10')

Range of fitted base units with work surfaces over. Inset single drainer sink unit with mixer tap. Fitted double oven and induction hob with recirculating hood over. Dishwasher, plumbing for automatic washing machine. Tiled splashbacks, range of matching wall units, tiled floor. Open fireplace housing a wood burner. Norfolk winder staircase leading to the first floor. Modern electric radiator. Wooden ceiling beams.

### Inner Hallway

Leading to:

### Sitting Room (13'8 x 12')

Two night storage radiators. Door to courtyard garden. Television point.

### Bedroom Two (10'5 x 10'2)

Night storage radiator.

### Bedroom Three (8'6 x 8')

Night storage radiator.

### Bathroom

Shower/bath with Mira shower over and shower rail with curtain. Pedestal washbasin, W.C, heated towel rail. Fully tiled walls and floor.

## First Floor

### Bedroom One (16'2 x 10'1)

Wall mounted electric heater. Period cast iron fireplace

### En-suite

Shower cubicle with fitted shower. Vanity unit with basin over. W.C. Wall mounted electric radiator and towel rail.

### Curtilage

To the rear of the cottage there is a pleasant south facing courtyard style garden which is mostly shingled with various inset flower and shrub borders and a wooden garden shed, all enclosed by brick and flint walling. The current owners inform us that they park on the entrance to Meadow Lane, close up against the hedge, and this has been used by them during their 35 years or so ownership without objection. There is also on street parking a short distance away.

### General Information

**Tenure:** Freehold.

**Services:** Mains water, electricity and drainage are connected.

**Local Authority:** North Norfolk District Council, Tel: 01263 513811

**Council Tax Band:** C (£1973.50–2024/25)

**Energy Performance Certificate Band:** Band E

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

**Ref:** H313083

**Agents Notes:** 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.

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.

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.

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.





GROUND FLOOR  
530 sq.ft. (49.3 sq.m.) approx.

1ST FLOOR  
202 sq.ft. (18.7 sq.m.) approx.



TOTAL FLOOR AREA: 732 sq.ft. (68.0 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.

Made with Metropix ©2023



**Pointens**

Independent Estate Agents

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