

1 Paddock Barn, The Kelling Estate, Kelling NR25 7EW



£12,000 Per Annum

01263 711880

Independent Estate Agents

Pointens

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The Property

The property offered for let is a recently converted barn pleasantly situated near the estates head quarters. In good condition there are two main reception rooms, a kitchenette cloakroom and toilet. The unit extends to around 728 square feet and has recently been used as office's however, could have other uses subject to gaining the necessary planning permission. The unit benefits from mains electric power and light and central heating. Outside there is ample free off street parking.

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. After going past Gresham's prep School turn left sign posted Kelling. Turn first left also sign posted Kelling. The entrance to the Kelling estate will then be found on your right. Upon entering The Estate you will bear slightly right, the office will then be found on the left hand side.

General Information

Services: Mains electricity and water. Drainage is via a private septic tank. The availability of broadband and speed can be found at: <http://.btbroadbandinformation.com/bt-postcode-checker/>

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

The Lease: The lease length is negotiable on a fully repairing and insuring basis.

EPC Rating: To be confirmed.

Viewing: Strictly by appointment through the joint sole agents, Pointens, TEL: 01263 711880.

Office opening hours:

Monday to Friday 9am to 5.00pm

Saturday 9am to 1pm.

Email: enquiries@pointens.co.uk

Ref: H313318L

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.

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.

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