



20 Church Road, Wickmere

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Independent Estate Agents

Pointens





20 Church Road, Wickmere

Norfolk NR11 7NA

North Norfolk Heritage Coast 2 miles,

Norwich 20 miles

The quintessential country cottage surrounded by quintessential cottage gardens! Situated in a beautiful rural setting away from all busy roads this cottage has ample off street parking, a detached garage and workshop, wonderful well stocked gardens with an array of useful outbuildings.

GUIDE PRICE £525,000



Property

The property offered for sale is a quintessential country cottage with a country garden situated in a beautiful rural location. Away from busy roads, this is a truly idyllic location. The property was constructed in 2001 using reclaimed materials has given the property a charming period look, but with modern insulated benefits. The property is in immaculate condition throughout and has accommodation briefly comprising of a covered entrance porch, entrance hall, a double aspect sitting room with a red brick fireplace housing a wood burner. A treble aspect kitchen/ diner with an Aga, utility room and a cloakroom. On the first floor landing you will find three bedrooms and a shower room. The property also has the benefit of, double glazed windows and oil fired central heating. The property has ample off street parking, a detached garage, cottage style gardens to the front and rear and an array of useful outbuildings.

Location

Wickmere is situated approximately 8 miles from the Georgian former market town of Holt which was first mentioned in the Domesday Book(1086) when it was credited with five water mills, a market and its own Port of Cley, which was attached to the Holt Manor. In 1708 the great fire of Holt destroyed much of the town centre, which accounts for the Georgian architecture found in the town today. The centre of the town enjoys a wide variety of shops, restaurants, antique shops, galleries and individual boutiques. The town is also home to the highly regarded Gresham's Public Prep, Pre-Prep and Senior School with its outstanding facilities. The popular market town of Aylsham is approximately 7 miles away and holds a market in the square every Monday and Friday and offers a wide selection of amenities including two supermarkets, doctors and dental surgeries, butchers, bakers, hardware shop, schools for all ages and lots more. The North Norfolk coast is just a few miles away and is designated an area of outstanding natural beauty with its mile upon mile of uninterrupted beaches and bird and nature reserves. The cathedral city of Norwich is approximately 16 miles away with access to all major rail links and Norwich International Airport.

Directions

Leave Holt on the B1149 to Norwich. Go through the village of Edgefield and after passing The Pigs public house turn left sign posted Little Barningham. Proceed though Little Barningham. After leaving the village bear right sign posted to Itteringham and then take an immediate left at the sign for Dale Head Wood Workers. At the next T junction turn right to Wickmere. Bear left at the next junction. 20 Church road will then be found on your right hand side after around 1/2 mile.

ACCOMMODATION

The accommodation comprises:

Covered entrance porch, front door leading to:

Entrance Hall

Radiator, staircase to first floor with cupboard under, wooden flooring.

Sitting Room (16'8 x 11'2)(double aspect)

Radiator, red brick fireplace housing a wood burner, television point, wooden flooring, double doors leading to the utility room.

Kitchen/ Diner (24' x 11'2)(treble aspect)

Range of fitted base units with working surfaces over, inset double Butler sink unit with mixer tap over, feature fireplace with Bressummer beam housing an electric AGA, fitted electric oven, surface hob, shelved cupboard, radiator,

Utility Room (13' 5 x 8'2)

Heated towel rail, range of fitted base units, working surfaces over, inset one and a half bowl sink unit with mixer tap, dishwasher point, broom cupboard, shelved storage cupboard,

Shower Room

Shower cubicle, WC, vanity unit with basin over, heated towel rail, tiled floor.

First Floor Landing

Velux window, radiator

Bedroom One (16'x 11'5)(double aspect)

Radiator,

Bedroom Two (11'2 x 8')

Radiator

Bedroom Three (11' x 6'3)

Fitted double wardrobe, radiator, telephone point,

Shower Room

Shower cubicle, WC, vanity unit with basin over, heated towel rail, airing cupboard, tiled floor

Curtilage

The property is approached through wrought iron gates leading to shingle parking and a brick weave driveway. This in turn leads to a double garage (20'9 x 10') with wooden doors, electric power and light and personnel doors leading to the rear garden. To the front of the property are well planted flower and shrub beds. There is access to both sides of the property which leads to the delightful private rear garden. This is laid mostly to lawn, with a patio area directly behind the house. There are various inset flower and shrub beds, mature shrubs and trees. Wooden Workshop (12' 10 x 10') with electric power and light, a lean to Garden Store (16' 9 x 9') a further Wooden Workshop (15' 5 x 10') with electric power and light, storage shed (16' x 5'8) and an aluminium green house (10' x 8'). At the end of the garden there is a small orchard, variety of trees including Apple, Pear, Plum and Walnut. The gardens are fully enclosed with mature hedging.

See all our properties at:

**General Information**

Tenure: Freehold.

Council Tax Band: D (2024/25—£2220.33

Services: All mains water and electricity connected. Drainage via septic tank

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

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

Energy Performance Certificate: Band E.

Ref No: H313353.

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

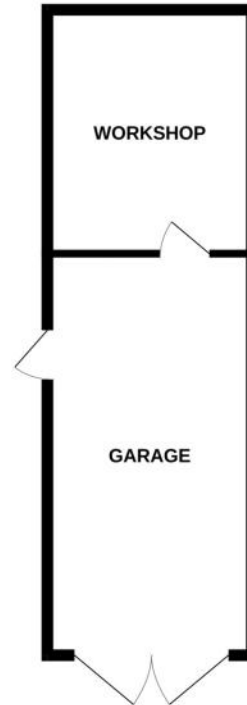
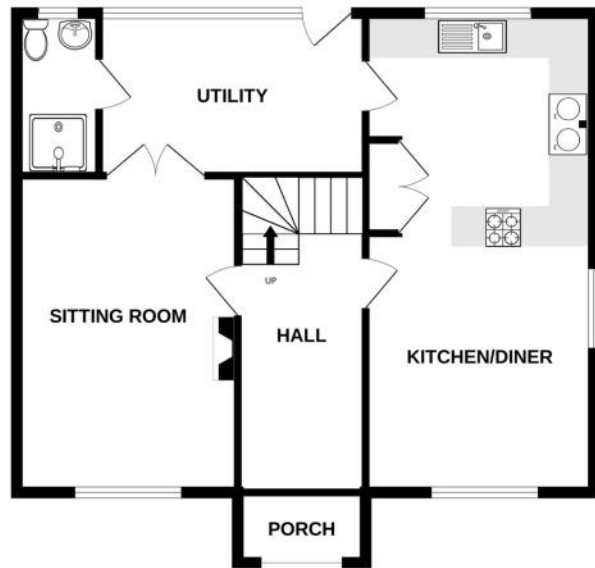
We have not tested any heating installations, other appliances or services and it is therefore the responsibility of the purchaser, their solicitor or surveyor, to ascertain their condition and serviceability.

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.

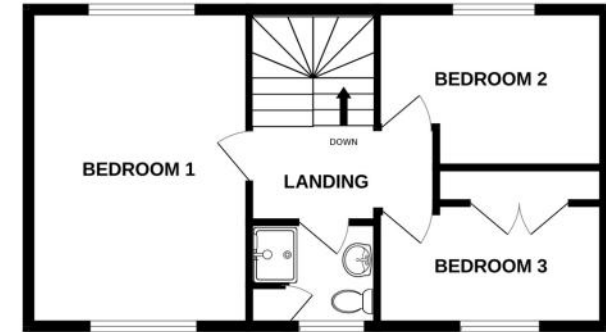
No person in the employ of Pointens has any authority to make or give any representations or warranties in relation to this property or these particulars, nor to enter into any contract on behalf of the Vendor of Les-



GROUND FLOOR
1063 sq.ft. (98.7 sq.m.) approx.



1ST FLOOR
467 sq.ft. (43.4 sq.m.) approx.



20 CHURCH ROAD, WICKMERE NORFOLK NR11 7NA

TOTAL FLOOR AREA : 1530 sq.ft. (142.1 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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