



Daisy Cottage, Saxthorpe

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Property

The property offered to let is an extremely pretty end of terrace cottage situated in the heart of this popular North Norfolk village. In exceptionally good condition throughout. The property has been refurbished and re-decorated by the present owners, to a very high standard. The accommodation briefly comprises of a well fitted out kitchen/diner, a sitting room with an open fireplace housing a wood burner, a rear hall, bathroom room, utility room and WC. On the first floor is a walk through bedroom which leads to the master bedroom. The property also has two attractive garden areas, and off street parking.

Location

Saxthorpe is a popular North Norfolk village, adjoining the Civil Parish of Corpusty which enjoys the rare commodity of both a pub, school and village store. The village is 12 miles west/southwest of Cromer, six miles south west of the town of Holt and sixteen miles north/north west of Norwich. The village is by-passed to the north and east by the B1149 between Holt and Norwich. The nearest railway station is at Sheringham for the Bittern Line which runs between Sheringham, Cromer and Norwich. The nearest airport is Norwich International Airport.

Directions

Leave Holt on the B1149 to Norwich, pass through the village of Edgefield then after around three miles you will enter the village of Saxthorpe. Take the next right hand turning to Saxthorpe Village, Great Yard will then be found on your left hand side after around 50 yards. Daisy Cottage is the first cottage on the left hand side.

The accommodation comprises:

Stable Door leading to:

Kitchen/Diner (13' 10 x 12')

Good range of fitted base units with working surfaces over, inset one and a half bowl sink unit with mixer tap, built in electric fan oven, induction hob, extractor hood, built in fridge, and freezer, dishwasher, airing cupboard housing a modern water tank, modern electric radiator, tiled floor with under floor heating, staircase to first floor

Sitting Room (14' 11' 6)

Open fireplace housing a wood burner, tiled floor, large walk in storage cupboard, Under floor heating.

Rear Hall

Tiled floor, modern electric radiator, door to rear courtyard

Bathroom

Panelled bath with Victorian style mixer tap and shower attachment fitted shower over, heated towel rail, WC, wash basin with cupboard under, tiled floor with under floor heating.

First floor landing/Bedroom two (13' 10 x 9'6)

Modern electric radiator, exposed beams and door to

Bedroom One (14' x 11'10)

Exposed beams, modern electric radiator

Curtilage

The property has two separate attractive gardens. To the front of the property there is a lawned garden with concrete pathways, and well planted shrub beds.

An unadopted road leads from the public highway to a shingle parking area, for two or more cars, There are also two wooden sheds and a log store. Opposite the cottage there is a further garden area which is laid to lawn and has a patio area, and various inset mature shrubs and trees.

General Information

Rent: £1200 per calendar month payable in advance.

Type of let: Furnished assured shorthold tenancy

Damage Deposit: £1384 refunded at the end of the tenancy if no claim is justified.

Services: The tenants will be responsible for all services and council tax.

References required: Bank, employment and present or previous landlord. We also carry out a credit check.

Fees: There will be a £275 holding deposit, this will be refunded from the first month's rent.

Restrictions: Potential tenants must view the interior of this property prior to submitting an application. Dogs will be considered.

Availability: This property is available from the 1st September 2025

Term of tenancy: 12 months.

Local Authority: North Norfolk District Council, 01263 513811.

Viewing: Strictly via the sole agents, Pointens Estate Agents, telephone 01263 711880.

Ref: H313038L

Important Notice

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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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