



Well Cottage, Sharrington

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The Property

The property offered for let is a semi detached country cottage situated in a much favoured village just 3 miles from the Georgian market town of Holt. Recently fully re-furbished to an exceptionally high standard retaining many period features. The property offers 2 reception rooms, 3 bedrooms (master en-suite) outside there are good size gardens to three sides of the property , ample off street parking and a garage.

Location

Sharrington is a pretty village with some limited amenities to include a historic Church and a thriving village hall. Around three miles away is the fine Georgian town of Holt. The centre of the town 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 coastline is about four miles distant with Salthouse, Cley, Blakeney and Morston all within easy reach. The County City of Norwich is just over twenty miles distant from where there is a fast rail service to London Liverpool Street.

Directions

Leave Holt on the A148 to Fakenham, after around 3 miles turn left where sign posted Sharrington village hall. Take the next left hand turning also sign posted to the village hall. Well cottage will be found on the left after around 100 yards.

The accommodation comprises:

Entrance Porch

Coat pegs.

Sitting Room (17' x 12'4, double aspect)

Red brick fireplace housing a wood burner, radiator. Wooden flooring. Tv point.

Kitchen (12' x 9')

Range of fitted base units with granite work surfaces over. Inset butler sink with mixer tap over. Fitted electric oven, surface hob and extractor fan. Tiled splash-backs. Radiator, fitted washing machine and dish washer. Space for fridge/freezer.

Dining Room (12'4 x 8'7)

Radiator. Double doors to the patio to the front of the property. Tv point, wooden flooring.

Bedroom 1 (10' x 9')

Radiator, under stair cupboard/wardrobe, wooden flooring.

En-suite

Tiled shower cubicle with fitted double shower heads. WC. Vanity unit with washbasin. Heated towel rail, tiled floor.

First Floor Landing

Leading to:

Bedroom Two (12'3 x 9'8 double aspect)

Radiator, fitted wardrobe.

Bedroom Three (12'4 x 9' double aspect)

Radiator.

Bathroom

Bath with fitted double shower heads over, wc, vanity unit with basin and storage. Heated towel rail.

Curtilage

To the front of the property a shingled driveway leads to a detached brick and tile garage (19'5 x 11') up/over door, personel door, electric power and light. There are lawned gardens with inset flower and shrub beds to the front, side and rear of the property.

General Information

Rent: £1800 per calendar month payable in advance.

Type of let: Unfurnished assured shorthold tenancy.

Damage Deposit: £2076 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 £400 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.

Availability: This property is available from the 1st July 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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