



The Machinery Shed, Saxthorpe

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Independent Estate Agents

Pointens

The Property

The property offered for rent is a semi detached, single storey barn conversion situated in a pleasant rural location. Refurbished to a high standard in recent years, the property now offers well appointed accommodation briefly comprising a sitting room with an open fireplace housing a wood burner, a well fitted out kitchen with a good range of fitted appliances and two bedrooms, both with en suite facilities. The barn also enjoys the benefit of sealed unit double glazing and air source heat pump underfloor heating throughout. Outside, there is off street parking for two vehicles, a small enclosed patio and adjacent to the property is a good size lawned and fully enclosed garden area.

Location

Saxthorpe lies on the north side of the river Bure and merges with Corpusty on the south side. There is a shop cum post office here as well as a primary school and public house. Public footpaths run through the river meadows and the National Trust parkland at nearby Blickling and Wolterton. The popular market towns of Aylsham and Holt are approximately five miles away. Both towns offer an extensive range of amenities. The centre of Holt comprises mainly of individual shops and businesses where a friendly and personal service still remains. The town is also home to Gresham's Public Schools. The North Norfolk coastline is about nine miles away with Salhouse, Cley, Blakeney and Morston all within easy reach. The County City of Norwich is just over fifteen miles distant from where there is a fast rail service to London Liverpool Street.

Directions

Leave Holt via the B1149 Norwich Road. Proceed through the village of Edgefield and after around 3 miles you will enter the village of Saxthorpe. Upon passing the Crossways Garage on your left, proceed to the roundabout. Take the first exit sign posted Oulton 1 mile. After around 3/4 mile you will find the barn on your right hand side identified by a Pointens to let board.

Accommodation

The accommodation comprises:

Front door, leading to -

Sitting Room (15'10 x 14'10)

Red brick fireplace housing a wood burner. Wooden laminate flooring. Patio doors.

Kitchen (14'10 x 10')

Fitted range of base units with work surfaces over. Fitted electric surface hob, electric oven, dishwasher, washing machine, fridge and freezer. Inset one and half bowl sink unit. Extractor hood. Tiled splashbacks, range of matching wall units. Wooden laminate flooring. Fitted airing cupboard. Breakfast bar. A rear corridor leads to -

Bedroom One (14'9 x 10'4)

Fitted cupboard

En suite wet room

With vanity unit, washbasin, wc and fitted shower unit.

Bedroom Two (11'2 x 9')

Extensive range of fitted bedroom furniture.

Ensuite

Wc, vanity unit with basin over, tiled shower cubicle. Heated towel rail.

Curtilage

To the front of the property there is off street parking for two vehicles. To the side of the barn is a railed patio area. A short distance away there is a lawned garden which is fully enclosed.

General Information

Rent: £975 per calendar month payable in advance.

Damages Deposit: £1125 refunded at the end of the tenancy if no claim is justified.

Council Tax Band: To be advised

Services: Heating by air source heat pump. The tenant will be responsible for all services, including council tax. There is a £480 per annum water and sewerage charge.

Local Authority: North Norfolk District Council, tel: 01263 513811

References Required: Bank, employment and present or previous landlord, if applicable. We also conduct a credit check.

Fees: There will be a £200 holding deposit, the latter being refunded from the first month's rent.

Availability: The property is available from 17th August 2025

Type and length of tenancy: Unfurnished assured short hold tenancy, initially 6 or 12 months.

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

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

Telephone 01263 711880.

Ref: H313385L

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www.pointens.co.uk, www.rightmove.co.uk and www.onthemarket.com

IMPORTANT NOTICE

These particulars have been prepared in all good faith to give a fair overall view of the property. Measurements and distance are given as a guide only. We have endeavoured to ensure the information given is accurate but we would urge you to contact the office before travelling any great distance to ensure that your impression of the property is as we intended. None of the services, appliances or equipment have been tested and purchasers should satisfy themselves on matters prior to purchase.

Energy Performance Certificate



Machinery Shed, Hall Farm, Aylsham Road, Saxthorpe, NORWICH, NR11 7DD

Dwelling type: Semi-detached bungalow
Date of assessment: 03 September 2015
Date of certificate: 03 September 2015
Reference number: 0378-3022-7341-3285-1964
Type of assessment: SAP, new dwelling
Total floor area: 119 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

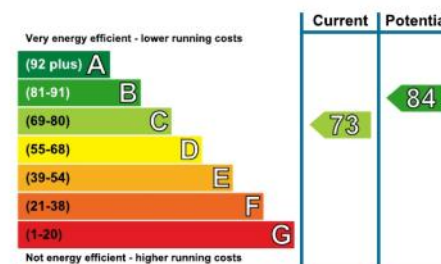
Estimated energy costs of dwelling for 3 years:	£ 2,577
Over 3 years you could save	£ 285

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 213 over 3 years	£ 213 over 3 years	
Heating	£ 1,656 over 3 years	£ 1,656 over 3 years	
Hot Water	£ 708 over 3 years	£ 423 over 3 years	
Totals	£ 2,577	£ 2,292	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar water heating	£4,000 - £6,000	£ 282
2 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 849



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