



Four Elms, Hempstead

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Independent Estate Agents

Pointens





Four Elms, The Street, Hempstead

Norfolk NR25 6TW

Holt 2 miles, North Norfolk Heritage Coast 4 miles,
Norwich 20 miles

Spacious detached bungalow set in mature private grounds of about one acre (STS) . Hempstead is situated in a superb rural location surrounded by farmland and just 2 miles from the Georgian Town of Holt and 6 miles from North Norfolk Heritage coastline with its many sandy beaches and its extensive leisure facilities.

GUIDE PRICE £450,000



THE PROPERTY

The property offered for sale is a spacious detached bungalow, pleasantly situated in mature private grounds of around one acre [subject to survey]. The property is now in need of some updating, and the accommodation presently comprises an entrance hall, sitting room (22'), garden room, kitchen/diner (25') a utility room/study and cloakroom, three double bedrooms, shower room and family bathroom. The property enjoys the benefit of replacement UPVC windows and doors and oil fired central heating. A gravel driveway leads to the side of the property and to the double garage. The bungalow is situated centrally on a large mature plot and could lend itself to a number of uses to include equestrian use. The property is being sold with no onward chain.

LOCATION

Hempstead is a small unspoilt village located about 2 miles south east of Holt. The village is not far from the coast at Weybourne and is set amongst rolling countryside with lovely walks and cycle rides on the doorstep. The Pigs pub at Edgefield is close by and is known for its excellent food and drink. The ruins of Baconsthorpe Castle are in the adjoining village and Selbrigg Lake, where the river Glaven rises, is close by. The village is only a couple of miles from the elegant Georgian town of Holt. The centre of Holt comprises mainly 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 14 miles distant with Salthouse, Cley, Blakeney and Morston all within easy reach. Holt is well serviced by bus routes with direct rail links to Cambridge and London from King's Lynn and Norwich. Norwich Airport has access to most international destinations via Amsterdam [Schiphol].

DIRECTIONS

Leave Holt via Station Road. At the T-junction with the bypass turn left and then immediately right into Hempstead Road. After around 1 mile take the first right hand turning signposted Hempstead. Proceed into the village and after passing the village hall you will find the entrance to Four Elms on the left identified by a Pointens for sale board.

ACCOMMODATION

Covered Entrance Porch: UPVC door leading to:

Entrance Hall

Radiator, large walk in airing cupboard with fitted shelving and hot water cylinder, fitted cupboard.

Sitting Room (22'7 x 13'9)

Period red brick fireplace, two radiators, telephone point, door to:

Garden Room (13'7 x 10'7)

Double and single doors leading to the garden, ceiling fan,

Kitchen/Diner (25'7 x10' treble aspect)

Extensive range of fitted base units with working surfaces over, inset one and a half bowl sink unit with mixer tap, fitted dishwasher, double oven, tiled splashback, range of matching wall units, telephone point, door to outside.

Utility Room (11'10 x 9'4 maximum)

Base unit with sink over, coat pegs, door to outside

Study (9'10 x 5')

Fitted shelving, base unit, telephone point, wall mounted oil fired boiler for central heating and domestic hot water.

Cloakroom:

WC, wash basin, radiator.

Bedroom One (14'7 x 13'2)

Radiator, fitted range of wardrobes, telephone point

Bedroom Two (12'x 10'2)

Radiator,

Bedroom Three (12' x 8')

Radiator.

Bathroom

Pedestal wash basin, WC, panelled bath, shower cubicle, radiator, wall mounted unit

Shower Room

WC, pedestal wash basin, shower cubicle , radiator

Curtilage

The property is approached from the public highway over a gravel driveway which in turn leads to the front of the property and a parking area. To the rear of the property is a wooden double garage (17'9 x 17'6) with electric power and light, inspection pit and two pairs of double wooden doors. The grounds of the property extends to four sides of the bungalow and have a mixture of lawned areas, mature shrubs and trees, five wooden garden sheds and a summer house. The grounds to the property extend to around one acre (subject to survey)

General Information

Tenure: Freehold.

Council Tax Band: Band C.

Services: Mains water and electricity. Drainage is via a 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: To be confirmed.

Agents Note. The majority of the property is of cavity wall construction and part of it is timber framed construction.

Ref No: H313401.

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.

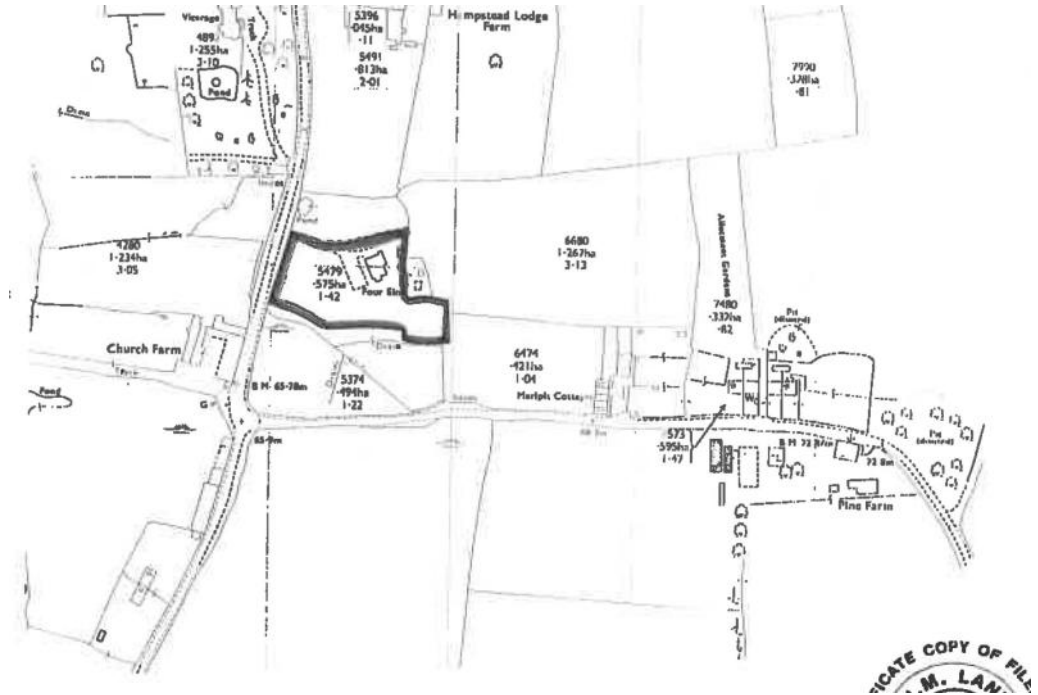
Please note that: Photographs may have been taken with the use of a wide-angle lens

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.

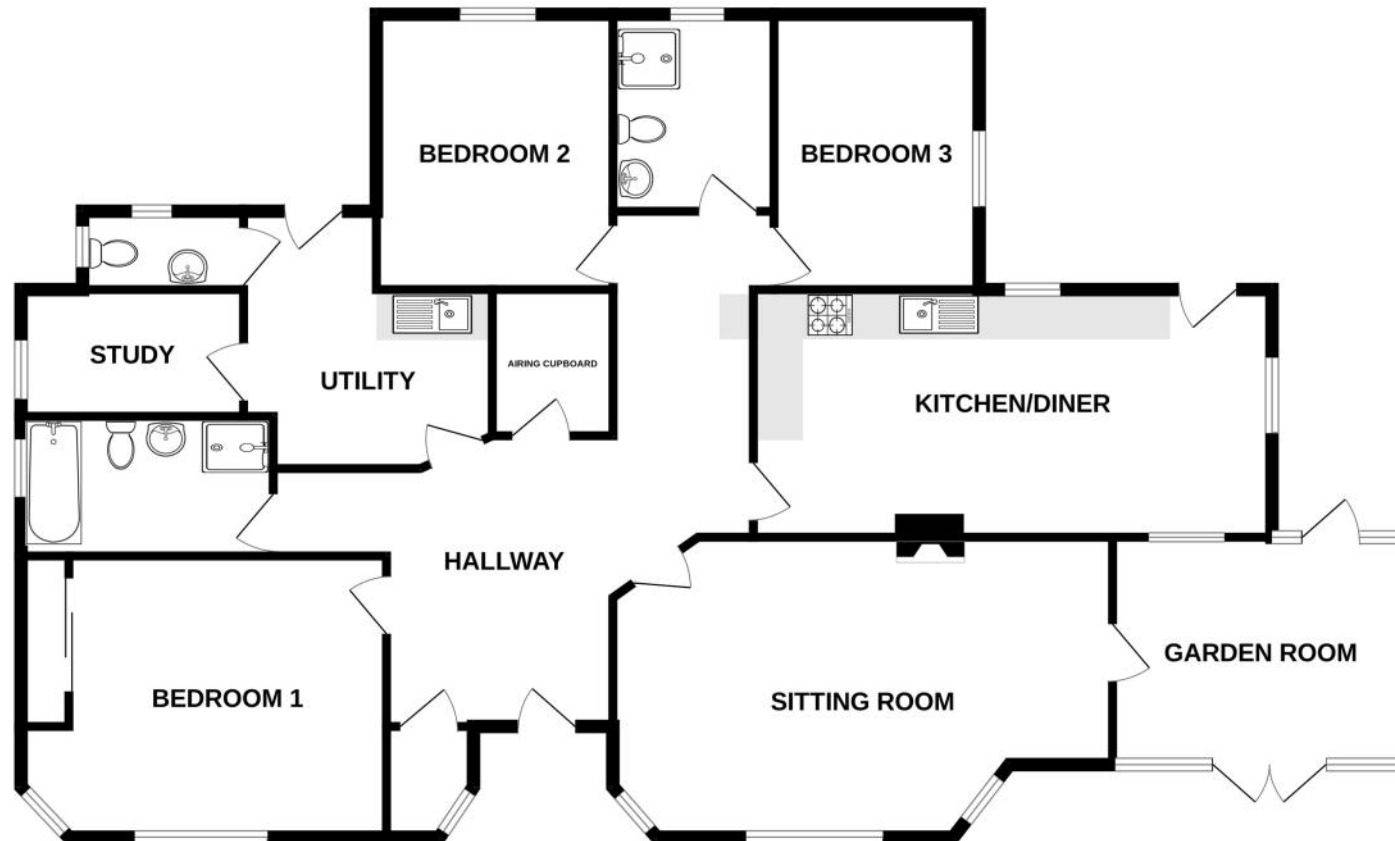
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GROUND FLOOR
1637 sq.ft. (152.1 sq.m.) approx.



FOUR ELMS, THE STREET, HEMPSTEAD, HOLT, NORFOLK NR25 6TWL

TOTAL FLOOR AREA : 1637 sq.ft. (152.1 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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