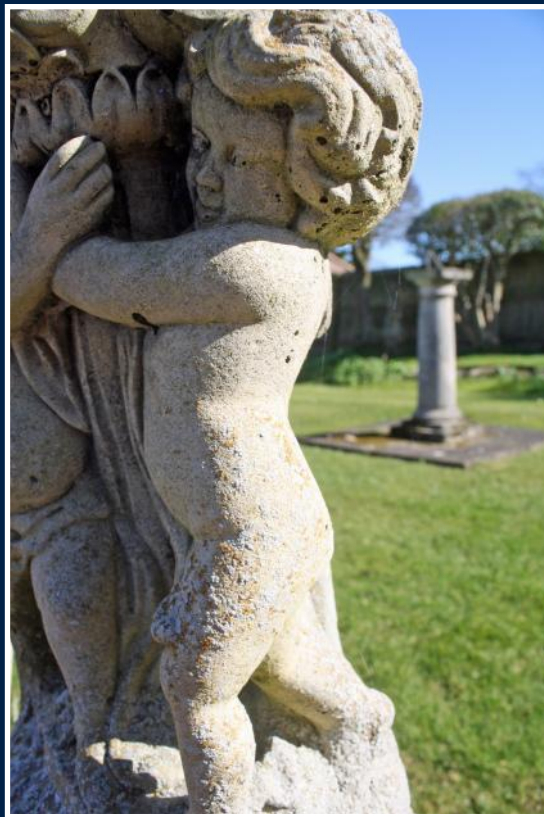


DICKERS HOUSE

The Green
Hunworth



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Independent Estate Agents

Pointens

Dickers House, The Green, Hunworth, Melton Constable, Norfolk NR24 2AA

Fine Grade II listed property all set in grounds of
about 1 acre (STS)

£2500 per month





The Property

Situated in an unrivalled location overlooking Hunworth's picturesque village green, this fine Grade II listed property has been meticulously restored in recent years to an exceptionally high standard and now offers a wonderful period living environment. The accommodation comprises a triple aspect kitchen/breakfast room with an Aga, a sitting room with an original inglenook fireplace housing a wood burner, a garden room with double doors opening on to a south west facing sunken terrace, a snug, dining room, study, utility room and bathroom. On the first floor a landing leads to a master bedroom suite and two further bedrooms. The property enjoys the benefit of oak windows, pine doors throughout, oak ceiling beams, period fireplaces, flagstone floors and oil fired underfloor heating on the ground floor. The first floor has oak floor boards and cast iron radiators. The wonderful private landscaped grounds have set within them a two bay open fronted cart shed

Location

Hunworth is a highly sought after conservation village nestling in the Glaven valley in one of the most scenically attractive locations in North Norfolk. In the centre of the village a collection of period houses and cottages are arranged around a pretty green with the village inn being the very heart of the community. The Georgian town of Holt is around two miles away with its excellent shopping centre and range of facilities including Gresham's public school. The coast is about seven miles distant and the county city of Norwich is approximately twenty miles away.

Directions

From Holt High Street proceed to the T junction and turn left into Norwich Road. At the roundabout proceed straight over. Take your first turning right where signposted Hunworth Quarry. After around two miles you will enter the village of Hunworth and after going over the hump back bridge over the river take the first turning right, then immediately left and Dickers House will then be found on your right hand side beside the Hunworth Blue Bell public house.

Accommodation

Kitchen (19'4 x 12'5 triple aspect)

The kitchen/breakfast room has an attractive red brick inglenook style fireplace housing a four oven Aga. Fitted base unit with hardwood working surface, oven and hob, a wealth of oak ceiling beams, ceiling spotlights, stone floor.

Dining Room (17'10 x 10'7)

Stone floor, oak staircase with iron railings leading to the first floor. Two ceiling beams.

Sitting Room (14' x 12'7, double aspect)

Inglenook fireplace housing a wood burner. Front entrance door. Heavily beamed oak ceiling, stone floor.

Snug (12' x 11'8)

Telephone point, heavily beamed oak ceiling, stone floor. Television point.

Garden Room (21'10 x 12')

Vaulted and heavily beamed oak ceiling, exposed mellow red brick and flint wall, tv point, fitted bookshelves, stone floor, double doors leading to the south west facing sunken terrace.

Rear Hall

Two shelved cupboards, door to rear covered porch, stone floor.

Study/Bedroom 5 (8'7 x 7' triple aspect)

Heavily beamed oak ceiling, walk in shelved cupboard with ecclesiastic style doors, stone floor.

Utility Room (6'9 x 6'5)

Oil fired boiler for central heating and domestic hot water, telephone point, stone floor.

Bathroom

Deep stone bath with hardwood surround. Vanity unit with brass washbasin over, wc, plumbing for automatic washing machine, wealth of oak ceiling beams, cast iron radiator, stone floor.

First Floor

Landing

Oak floorboards, wealth of oak ceiling beams, ecclesiastic archway.

Master bedroom (17' x 13', double aspect)

Oak floorboards, cast iron radiator, wealth of oak ceiling beams, telephone point.

En suite

Deep roll top bath with claw feet with Victorian style mixer tap and shower attachment. 'his and hers' washbasins, WC, wealth of oak ceiling beams, cast iron radiator, inset spotlights, oak floorboards.

Dressing room (12'5 x 12'1 double aspect)

The dressing room or bedroom four has oak floorboards, a wealth of oak ceiling beams, cast iron radiator, fitted cupboards/wardrobes.

Bedroom Two (23'3 x 12'7 double aspect)

Vaulted and heavily beamed oak ceiling, oak floor, cast iron radiator.

En suite

Comprising a shower, toilet and washbasin

Bedroom Three (14'5 x 7')

Heavily beamed oak ceiling, cast iron radiator, oak floorboards.

Curtilage

The property is approached over a shingled driveway which leads to double oak doors which in turn lead to a further shingled driveway and a detached **cart shed (23'3 x 17'3)** with electric power and light and a self contained and insulated **office (15'5 x 10'3)** with double aspect, telephone point, pine clad walls, electric power and light and storage space over. There is also a **storage room (17'5 x 10'1)** with electric power and light and door to rear garden. The grounds to Dickers House face south westerly and comprise a delightful and sunny paved sunken terrace with outside lighting and steps leading up to well kept lawns. There are also various inset shrub and flower beds together with shingle pathways.

General Information

Rent £2500 per calender month

Deposit £ 2884

We ask for a holding fee of £575 which is reimbursed from the first months rent.

Services: Mains water and electricity. Drainage is via a septic tank.

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

Viewing arrangements: Strictly via the sole agents, tel: 01263 711880.

Ref: H313012.

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 or Lessor.



GROUND FLOOR
1304 sq.ft. (121.1 sq.m.) approx.



1ST FLOOR
921 sq.ft. (85.6 sq.m.) approx.



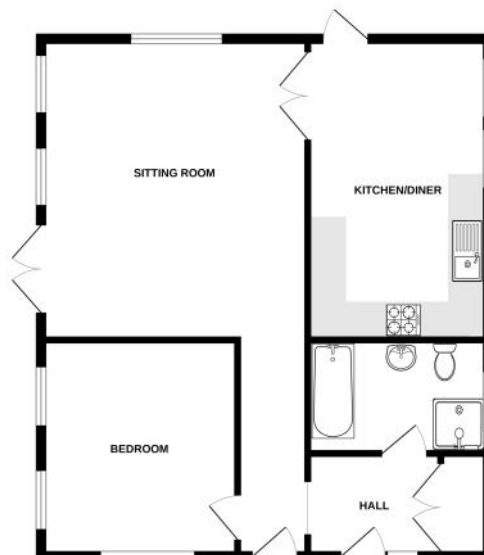
DICKERS HOUSE, THE GREEN, HUNWORTH, NORFOLK NR24 2AA

TOTAL FLOOR AREA : 2225 sq.ft. (206.7 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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GROUND FLOOR
739 sq.ft. (68.7 sq.m.) approx.



ANNEXE DICKERS HOUSE

TOTAL FLOOR AREA - 739 sq.ft. (68.7 sq.m.) approx.

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