

Arnolds | Keys



Teddy's Retreat, Back Lane, West Beckham, Holt, NR25 6PH

Price Guide £350,000

- No onward chain
- Traditional brick and flint construction
- Two bedrooms
- Attached barn
- Attractive village setting
- Oil-fired central heating
- Cottage style gardens
- Off-road parking

Teddy's Retreat, Back Lane, West Beckham. NR25 6PH

Nestled in the heart of the North Norfolk countryside is this traditionally constructed flint and brick end-terraced cottage. West Beckham is a rural village just south of the coast at Sheringham and boasting a traditional Village Pub.

Teddy's Retreat offers wonderful accommodation of character with full oil-fired central heating throughout. The property also stands in attractive cottage gardens with a brick and flint barn currently used as a games room. An ideal property for both permanent or holiday use.



Council Tax Band:



ENTRANCE PORCH

With part glazed entrance door and window to front, floor mounted oil fired boiler providing central heating and domestic hot water, tiled floor, further glazed door and window to:

SITTING/DINING ROOM

With exposed ceiling timbers, pamment stone hearth with open fire, radiator, provision for TV, window and door to rear aspect.

INNER HALLWAY

Exposed ceiling timbers, porthole window to rear, fitted service meter cupboard, radiator, door to:

KITCHEN

Window to front aspect, exposed ceiling timbers, range of shaker-style base and wall units with laminated work surfaces and timber panelled splashbacks, inset sink unit, electric cooker point, provision for washing machine, dishwasher and under counter fridge. Pamment stone floor.

FIRST FLOOR

LANDING

Exposed ceiling timbers, window to rear aspect.

BATHROOM

Fitted with a period style suite of slipper bath with telephone style mixer and shower attachment, pedestal wash basin, close coupled w.c., part tiled walls, window to rear aspect.

BEDROOM 1

Exposed ceiling timber, radiator, window to front aspect, fitted store cupboard with additional storage above.

BEDROOM 2

Exposed ceiling timber, radiator, window to front aspect, fitted airing cupboard.

BARN

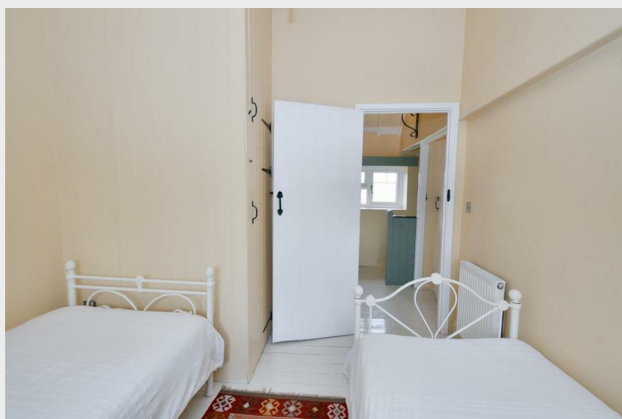
Currently used as a games room with double entrance doors, window to rear, exposed flint and roof timbers. Offering potential for development (STP)

OUTSIDE

The property has allocated off-road parking and has a pedestrian access to the attractive south facing cottage gardens with lawns, shingle beds, patio and sheltered alfresco dining area. There is a screened oil storage tank at the front too. At the rear of the property is a further small garden area.

AGENTS NOTE

The property is freehold, has mains electricity, water and drainage connected. The property has been commercially rated as a holiday let so there is no current Council Tax assessment. Viewings on Saturdays only during changeover periods.




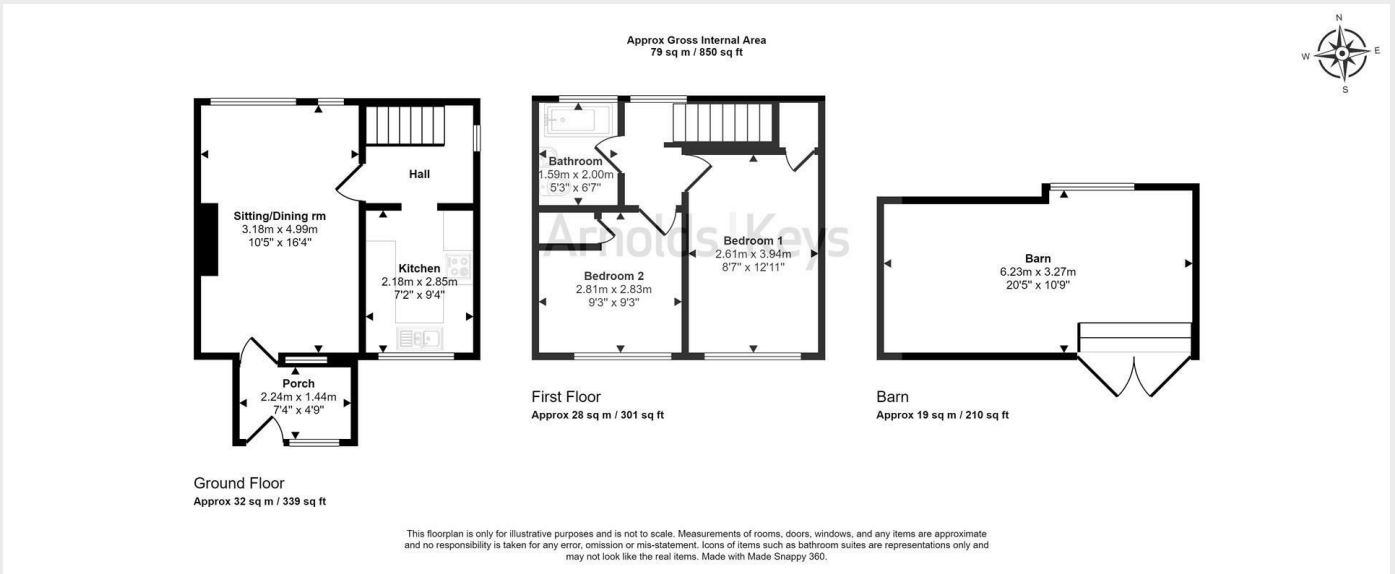


Viewings

Viewings by arrangement only. Call 01263 822373 to make an appointment.

EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		39	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £250.

