



Greyladies, 3 The Loke, East Beckham, Norfolk, NR11 8RP

Price Guide £270,000

- Charming countryside setting
- Beautifully presented accommodation
- Two reception rooms
- Additional parcel of land for off-road parking
- Open views at the rear
- Two bedrooms
- Brick and flint construction

3 The Loke, East Beckham, Norfolk, NR11 8RP

Set in the heart of the North Norfolk countryside and enjoying superb views over open farmland at the rear, is this charming flint and brick cottage. Offered with no onward chain, the property has been used as a successful holiday let but would be equally suitable for those seeking a countryside home.

The property has been re-furbished with some contemporary touches mixing with the traditional features too. The property has two bedrooms and two reception rooms one with a wood burning stove for those cold winter evenings. The property also has the benefit of a separate parcel of land at the bottom of The Loke offering ample space for off-road parking.



Council Tax Band: Exempt



ENRANCE LOBBY

Part glazed composite entrance door, wood laminate floor, fitted service meter cupboard, coats hanging rail.

BATHROOM

Recently re-fitted with a contemporary suite of level entry shower cubicle with mixer shower and fully tiled splashbacks, close coupled w.c., vanity washbasin on solid top with drawers beneath, wall mirror, wall mounted electric fan heater, window to side aspect, tiled floor.

KITCHEN

Window with views to the rear, range of modern shaker-style base and wall units with laminated work surfaces. Inset stainless steel sink unit, provision for electric cooker, space for under-counter refrigerator, wood laminate floor, wall mounted electric convector heater. Built in cupboard housing pressurised hot water cylinder with immersion heater.

DINING ROOM

Two windows to rear aspect, wood laminate floor, turning stairs to first floor with built in understairs cupboard. Wall mounted electric convector heater. Door to:

SITTING ROOM

Window and door to front aspect, recessed fireplace with tiled hearth and housing wood burning stove, wood laminate floor, provision for TV.

FIRST FLOOR

BEDROOM 1

Polished wood floor, window to front aspect, wall mounted electric convector heater, exposed ceiling timber.

BEDROOM 2

Polished wood floor, window to rear aspect, wall mounted electric convector heater.

OUTSIDE

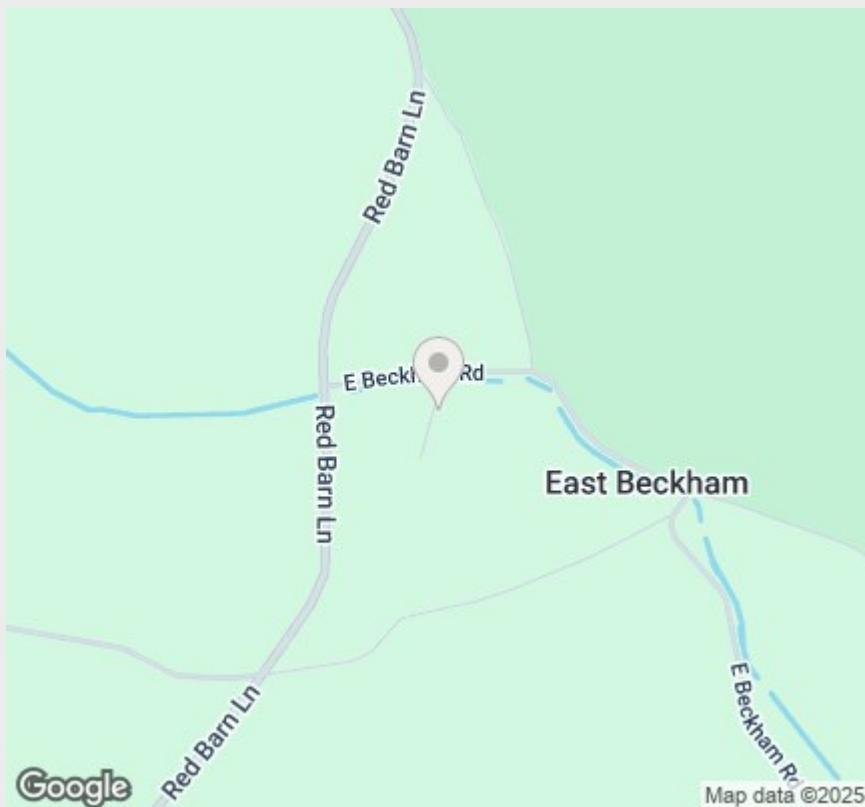
The property is approached over an unmade Loke. At the bottom of the Loke is a separate parcel of land, owned by this Cottage, to provide off-road parking with additional grassed area too.

The Cottage itself has a small garden area to the front, a gravelled side area with step down to the side door. At the rear is a further garden area with established planting and steps leading to the boundary with the adjoining farmland and excellent open views.

AGENTS NOTE

The property is freehold and has mains electricity and water connected. Drainage is to a septic tank. The property is currently commercially rated as a holiday cottage but was formerly rated B for Council Tax.





Viewings

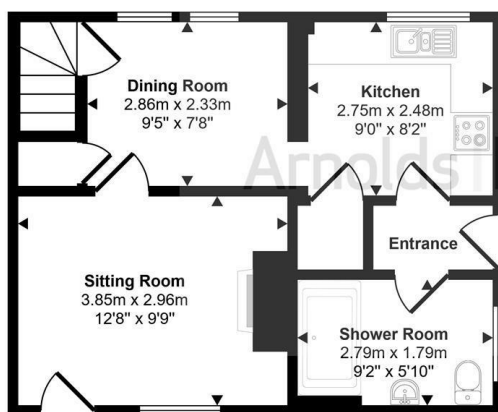
Viewings by arrangement only. Call 01263 822373 to make an appointment.

EPC Rating:

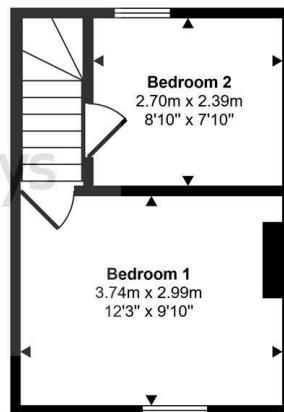
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	31	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Approx Gross Internal Area
58 sq m / 626 sq ft



Ground Floor
Approx 38 sq m / 406 sq ft



First Floor
Approx 20 sq m / 219 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.

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