

# Arnolds | Keys



## Sand Stone Cottage, 18 Church Street, Northrepps, NR27 0AA

Price Guide £510,000

- Grade II listed thatched cottage
- Country style kitchen
- Character features
- Two bathrooms
- Private garden
- Stunning interior
- Cosy sitting room
- Four bedrooms
- Off-road parking
- Successful holiday let at present



# 18 Church Street, Northrepps NR27 0AA

A charming semi-detached brick, flint and thatched Grade II listed cottage. This stunning four bedroom cottage offers the perfect blend of tradition and modern comforts, boasting a dining room with glass roof and a farmhouse style kitchen. Cosy sitting room and ground floor double bedroom and wet room. A large enclosed patio seating area to enjoy some alfresco dining and relaxing with off road parking.

Located in an area of outstanding natural beauty within the village of Northrepps which has a lovely village pub and some beautiful walks around the countryside and over to the coast.



Council Tax Band: Exempt



### **SITTING ROOM**

Solid wood door opening into the sitting room with feature fireplace housing free standing electric wood effect burner. TV point, double glazed wood window to the front aspect. Two wall light points and ceiling light. Wall mounted electric heater, oak latch door to:

### **KITCHEN/BREAKFAST ROOM**

Country style kitchen with a range of base and drawer units and solid wood work surface over, inset single bowl enamel sink with mixer tap, brick style tiled splashbacks, inset electric hob with extractor hood above. Built in dishwasher and oven and microwave, matching range of wall mounted cupboards. Solid wood window to garden/dining room, tiled flooring and ceiling light.

### **GARDEN/DINING ROOM**

A superb garden/dining room with UPVC double glazed windows and French doors to the side aspect and glass roof, pammant style tiled flooring. Exposed brick and flint walling, stairs to first floor, wall lights. Oak latch doors to ground floor bedroom, wet room and utility cupboard. Wall mounted electric panel heater.

### **GROUND FLOOR BEDROOM FOUR**

Solid wood flooring, velux roof light, wall mounted electric panel heater, LED spot lighting.

### **GROUND FLOOR WET ROOM**

Small double glazed window to the side. Extensively tiled walls and flooring, electric shower with central plug, LED spot lights, pedestal wash hand basin, low level WC, wall mounted heated towel rail. Velux roof light.

### **UTILITY CUPBOARD**

Large storage cupboard with power points and plumbing for washing machine and water softener, LED light.

### **FIRST FLOOR LANDING**

Doors to all rooms, carpet, access to loft space and ceiling light.

### **BEDROOM ONE**

Small pane double glazed wood window to the front aspect, ceiling light, wood flooring, wall mounted electric panel heater.

### **BEDROOM TWO**

Small pane double glazed window to the front aspect. Feature cast iron fireplace, wood flooring, ceiling light, wall mounted electric panel heater.

### **BEDROOM THREE**

A lovely single room with wood double glazed window to the rear aspect, wood flooring, ceiling light, wall mounted electric panel heater.

### **SHOWER ROOM**

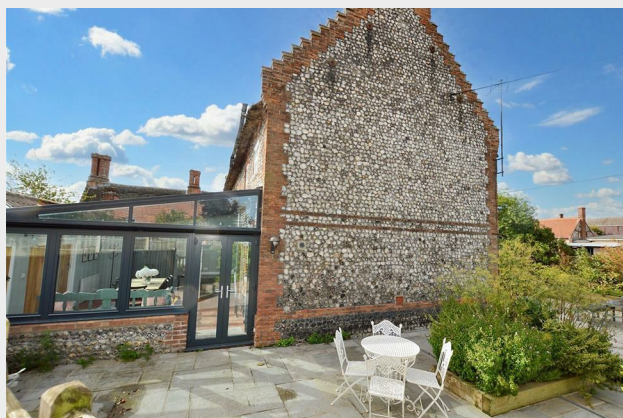
Obscure double glazed wood window to the rear aspect, large walk in shower cubicle with glazed screen and brick style tiles, low level WC. Alcove with wash basin and storage cupboard below. Pattern tiled floor, wall mounted heated towel rail. LED spot lighting.

### **OUTSIDE**

The property has parking for two cars, fully enclosed large patio paved garden with raised beds, herb garden, mature shrubs and trees. Brick and flint low level wall to the front with entrance gate. Outside lighting and water tap.

### **AGENTS NOTE**

This property is Freehold, the council tax is on a small business rate relief. It has mains drainage, sewerage and water and electricity.







## 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		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, 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 Yellow Brick (YB) to sellers and buyer for mortgage advice. Should you decide to use YB we could receive a referral fee of £250.

