



2 Ostend Cottage Ostend Road, Walcott, NR12 0NW

Price Guide £300,000



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2 Ostend Cottage Ostend Road

Walcott, NR12 0NW

- Delightful Cottage Full of Character
- Two Receptions
- Generous Garden with Bar
- Large Parking Area
- Popular Coastal Village
- Three Double Bedrooms
- Farmland and Sea Views
- Rural Coastal Location
- 10.5m x 4.2m Barn
- Must be Viewed to be Appreciated!

Aldreds are delighted to offer this attractive three bedroom cottage, located just inland within the popular coastal village of Walcott. Offering distant sea views and a lovely rural outlook, this characterful property offers deceptively spacious accommodation including three bedrooms, two receptions, a ground floor cloakroom and a first floor shower room. With oil central heating and a wood burning stove in the lounge, this cosy property also offers a stunning garden with a 'Tiki style' garden bar, lots of off road parking space and a 10.5m x 4.2m barn. Early internal viewing is highly recommended to appreciate this wonderful North East coastal property,



Dining Room 12'5" x 9'5" increasing to 11'7" (3.8m x 2.88m increasing to 3.54m)

Part glazed entrance door, window to front aspect, tiled flooring with underfloor heating, former inset fireplace (boarded), radiator, alcove shelving, door to rear hall, power points, television point, doorway giving access to;

Lounge 12'9" x 9'8" increasing to 11'8" (3.9m x 2.96m increasing to 3.56m)

Two front facing windows, tiled flooring with underfloor heating, fireplace with a wood burning stove on a pammant tiled hearth, power points, television point, radiator, doorway giving access to;

Kitchen 11'7" x 6'3" (3.54m x 1.91m)

Two rear facing windows, a range of modern fitted kitchen units with work surface and tiled splash back, stainless steel sink drainer, plumbing for washing machine, integrated electric ceramic hob, double oven, fridge-freezer, dishwasher.





Hallway

Window to rear aspect, tiled flooring, stairs to first floor landing with stair tread LED lighting, under stairs cupboard, door giving access to;

Cloakroom

Rear facing window, low level w.c., hand wash basin within a fitted storage unit with tiled splash backs, ventilation.

First Floor Landing

Loft access, power point, doors leading off;

Bedroom 1 11'10" x 8'7" (3.62m x 2.62m)

Glazed French door style window in preparation for the potential installation of a balcony (subject to planning permission) and offering an outstanding view across open farmland with a sea view beyond, radiator, power points.

Bedroom 2 10'0" x 9'8" (3.06m x 2.96m)

Window to front aspect, radiator, power points.

Directions

From Aldreds Stalham office proceed along St Johns Road turning left onto Brumstead Road. Continue towards Walcott. At the crossroads signposted Happisburgh, turn right and proceed towards Happisburgh for a short distance before turning left into Ostend Road. Continue, passing Walcott Farms on the right and proceed where the property can be found towards the end of the road on the right hand side, located by our 'For Sale' board.



Bedroom 3 10'0" x 9'6" reducing to 7'7" (3.07m x 2.91m reducing to 2.32m)

Window to front aspect, alcove used as an open fronted wardrobe with hanging rail, power points, radiator.

Shower Room

Rear facing obscure window, fully tiled walls and floor, low level w.c., fitted bathroom storage with a hand basin with a mono bloc tap, tiled shower cubicle with fixed screen and raindrop shower head, ventilation.

Outside

The property occupies a tremendous plot, bisected to allow pedestrian access for neighbouring properties, with a large foreground with ample parking space for a number of vehicles and a delightful enclosed garden area with a fantastic garden Tiki bar, a variety of well stocked shrubbery and planting to borders with well maintained lawn. A particular feature of the property is the substantial barn adjacent to the parking area, with a smaller timber garden store to the rear.

The Barn 34'5" x 14'0" (10.5m x 4.28m)

A particular feature of the property is the substantial barn adjacent to the parking area with front facing double doors and rear access door. Currently used for boat storage.

Services

Mains water, electric. Drainage via septic tank.

Council Tax

North Norfolk District Council. Band 'A'

Energy Performance Certificate (EPC)

EPC Rating: D.

Location

Walcott is a popular coastal village with a great sandy beach and a range of amenities including a Post Office/shop, Restuarant, Public House and Village Hall. The village is approximately 4 miles from the town of Stalham which has a variety of amenities including Post Office, Health Centre, First, Middle and High Schools, and a Tesco Supermarket.

Reference

PJL/S9837



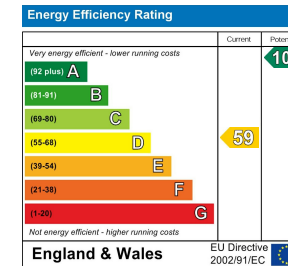
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Aldreds Stalham Office on 01692 581089 if you wish to arrange a viewing appointment for this property or require further information.

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