



**Hoole House Cottages Holehouse Road,Witton, North Walsham NR28 9NP**



**welcome to**

## **Hoole House Cottages Holehouse Road, Witton, North Walsham**

This characterful two bedroom cottage with double garage, driveway parking and good sized garden backing onto fields is situated in a rural location approximately halfway between North Walsham town and Walcott Beach and would make an ideal main residence, second home or holiday let!



**Being sold with NO ONWARD CHAIN, this semi-detached cottage is situated in an idyllic North Norfolk countryside location with field views to the rear aspect and potential to extend subject to planning permission. The property offers accommodation comprising utility porch, entrance hall, kitchen, living room, conservatory and family bathroom on the ground floor. On the first floor, you will find two double bedrooms and a WC. Externally, the property benefits from a detached double garage, driveway parking and a mature, wraparound cottage garden. The property is located approximately equidistant from the market town of North Walsham and the North Norfolk coastline, making it an ideal main residence, second home or holiday let.**

### Utility Porch

17' 9" x 6' 6" ( 5.41m x 1.98m )

Upvc with a brick base, space for tumble dryer, plumbing for washing machine, power and light, door leading to the hallway.

### Kitchen

9' 7" x 8' 1" ( 2.92m x 2.46m )

Fitted kitchen with range of farmhouse style wall and base units and work surfaces over, Rayburn Cooker, pantry cupboard, space for fridge freezer, telephone point, double glazed windows to the front and side aspects, stainless steel sink drainer, tiled splashbacks and laminate flooring.

### Lounge

15' 5" x 15' ( 4.70m x 4.57m )

Door to the front aspect, stairs to the first floor, understairs cupboard, wood burner, radiator, double glazed window to the front aspect and carpeted flooring.

### Conservatory

14' x 11' 11" ( 4.27m x 3.63m )

Upvc with brick base, tiled hearth and flue, radiator and carpeted flooring.

### Bathroom

Suite comprising bath with mixer tap and Aqualisa shower over, wash hand basin and WC, shaver point, towel rails, part tiled walls, double glazed window to the rear aspect.

### First Floor Landing

Double glazed window to the rear aspect, radiator and carpeted flooring.

### Bedroom One

14' 8" x 9' ( 4.47m x 2.74m )

Double glazed window to the front aspect, access to the loft, fitted wardrobe, telephone point, radiator and carpeted flooring.

### Bedroom Two

15' 4" x 8' 8" ( 4.67m x 2.64m )

Double glazed window to the front and rear aspect, telephone point, radiator and wooden flooring.

### Cloakroom

Suite comprising wash hand basin and WC, double glazed window to the rear aspect and carpeted flooring.

### Exterior

The property boasts a mature garden that wraps around the front, side and rear aspects of the cottage. There is an array of bushes, shrubs, trees, hedging and flowers along with a good sized lawn area and decked seating area. There is a detached double garage with up and over doors and driveway parking in front.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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## **Hoole House Cottages Holehouse Road, Witton North Walsham**

- No Onward Chain
- Double Garage & Driveway Parking
- Good Sized Garden backing onto Fields
- Conservatory
- Character Cottage Features
- Ideal Main Residence, Second Home or Holiday Let
- Approximately 3 miles from North Walsham and Walcott Beach

Tenure: Freehold EPC Rating: E  
offers in the region of

**£300,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
NWM109258 - 0004

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