



**Cornerstone Cottage The Street, Knapton North Walsham NR28 0AD**



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## **Cornerstone Cottage The Street, Knapton North Walsham**

This characterful two bedroom cottage with courtyard garden is situated in the popular North Norfolk village of Knapton and would make an ideal main residence, second home or holiday let and is being sold with NO ONWARD CHAIN!



## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

**Formerly the Village Shop, this characterful cottage would make an ideal main residence, second home or holiday let in the popular North Norfolk village of Knapton, within 2 miles of Mundesley beach and short commuting distance to North Walsham town. The property offers accommodation comprising open plan living/kitchen area and double bedroom on the ground floor. On the first floor, you will find a double bedroom and shower room. Externally, the property has a courtyard garden with two brick outbuildings currently used for storage, which could be developed into further accommodation subject to planning permission. Parking is readily available on street. The property is being sold with NO ONWARD CHAIN!**



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## Lounge / Kitchen

23' 7" x 12' 8" ( 7.19m x 3.86m )

Door to the front aspect, double glazed window to the front and side aspects, wall lights, tv and telephone points, cupboard, electric radiator and tiled flooring.

## Kitchen Area

Fitted kitchen with range of wall and base units and work surfaces over, plumbing for washing machine, electric cooker point, space for undercounter fridge freezer, stainless steel sink drainer, stairs to the first floor, double glazed window to the side aspect and vinyl flooring.

## Bedroom Two

12' 7" x 12' 7" ( 3.84m x 3.84m )

Door into the garden, skylight, electric radiator and wooden flooring.

## Landing

Double glazed window to the side aspect, storage, electric radiator and wooden flooring.

## Bedroom One

12' 9" x 11' 8" ( 3.89m x 3.56m )

Double glazed window to the front aspect, airing cupboard with a tank, wall lights, fitted wardrobe, and carpeted flooring.

## Bathroom

Suite comprising shower cubicle with electric shower, wash hand basin and WC, double glazed window to the rear aspect, shaver point and vinyl flooring.

## Exterior

At the front of the property is a low wall with access to front door. At the rear of the property is a courtyard garden with mature plants and two brick outbuildings (13'9 x 8'4) and (12'8 x 5'0) with power and lighting which could be incorporated into the main cottage subject to necessary planning permission. Parking is available on street.



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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## Cornerstone Cottage The Street, Knapton North Walsham

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Former Village Shop
- Potential to Extend (STPP)

Tenure: Freehold EPC Rating: F

guide price

**£150,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
NWM109616 - 0002

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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