



RIVERSIDE ROAD

Letheringsett, NR25 7YE
Guide Price £325,000

BROWN & CO

LOCATION

Letheringsett is a charming little village in the heart of the Glaven Valley one mile to the west of Holt. This is a Conservation Area on the edge of the coastal Area of Outstanding Natural Beauty and has several Listed Buildings such as Norfolk's only flour producing watermill. There is also the round towered parish church, the Kings Head and Letheringsett Ford from where a public footpath runs up to Holt.

Holt is a beautiful Georgian county town which has been well preserved being a Conservation Area with an attractive range of boutique shops, cafes and restaurants. Gresham's Public School originally founded in 1515 is situated within Holt and provides pre-prep, prep and senior schools. The North Norfolk Coast is very close with superb walking, golfing, sailing and bird watching activities with the popular coastal village of Blakeney being just five miles away.

DESCRIPTION

An attractive Grade II Listed cottage tucked away on a quiet lane in the pretty village of Letheringsett. The property has been tastefully renovated throughout by the current owners and is run as a successful holiday let. Comprising living room with wood burner and kitchen/breakfast room on the ground floor together with two bedrooms and a bathroom on the first floor. The delightful garden grounds are a wonderful feature, benefitting from a courtyard garden leading to a studio which opens onto the fully established west facing rear garden abundant with mature shrubs and plants. The property is offered with no onward chain.

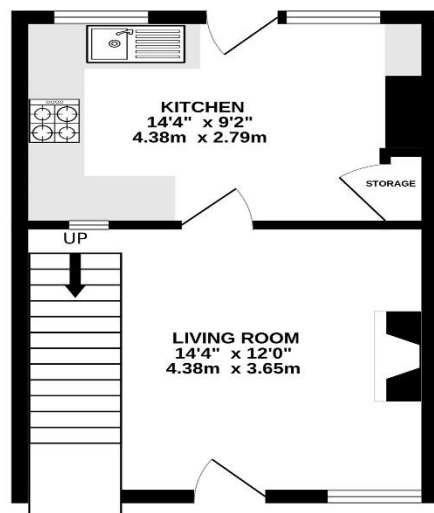
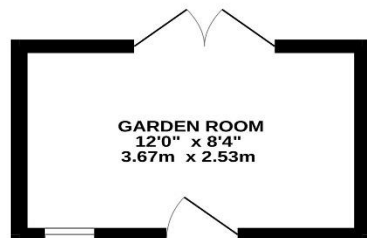
SPECIFICATION

- Grade II Listed Cottage
- Popular Village Location
- Situated on a Quiet Lane
- Fully Enclosed Garden
- Studio
- Living Room with Wood Burner
- Kitchen/Breakfast Room
- Two Bedrooms
- Bathroom
- Renovated Throughout
- On Road Parking
- Electric Heating
- Currently a Successful Holiday Let
- No Onward Chain

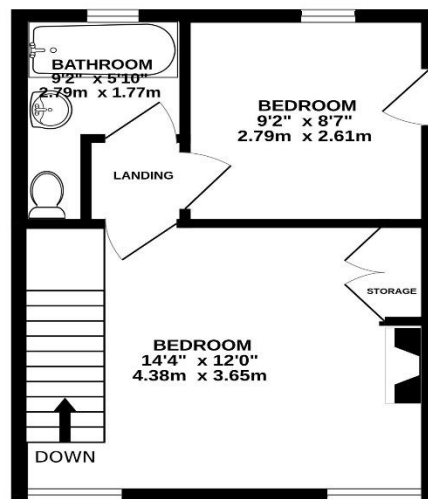




GROUND FLOOR
393 sq.ft. (36.5 sq.m.) approx.



1ST FLOOR
300 sq.ft. (27.8 sq.m.) approx.



MIDDLE COTTAGE NR25 7YE

TOTAL FLOOR AREA : 692 sq.ft. (64.3 sq.m.) approx.

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Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		

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1a Market Place, Holt, Norfolk, NR25 6BE
01263 711167 | holt@brown-co.com

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