



THREE GABLES

Holt Road, Gresham, NR11 8AD
Guide Price £495,000





THREE GABLES

Holt Road, Gresham, NR11 8AD

DESCRIPTION

With the original flint cottage dating back to 1795, Three Gables is so named because of the three gable ends, created by the subsequent additions to the property, manifesting the interesting roofline you see today.

This lovely home boasts three double bedrooms (one en suite), a family bathroom, kitchen / breakfast room with pantry and utility room off, dining room and separate sitting room. Outside is a pretty cottage garden with a shed & potting shed / lean-to, which is fully enclosed for dogs, a double garage / workshop, two further brick outbuildings and a newly constructed garage with electric rolling door and parking for two cars.

Three Gables has undergone an extensive programme of refurbishment & renovation work, sympathetic to the age of the cottage, by the current owner. These works include, amongst many other improvements:

- Triple Glazed aluminium & oak windows and doors (aluminium externally and oak internally).
- Roof tiles replaced where necessary, felt & batten replaced and Insulation added to all the roofs. New guttering fitted.
- Both the double garage & outbuilding roofs repaired and re-tiled where necessary.
- Dining room floor insulated with sympathetic materials and walls lime plastered. French drains added to side of property.
- Utility Room and Family Bathroom upgraded. En Suite Shower Room newly fitted.
- New Worcester LPG boiler installed. Solar Panels for hot water installed. Kindwater Water Softener installed.
- Construction of new garage with electric roller door.

On entering the cottage from the recently rebuilt entrance porch / boot room, you are welcomed into the kitchen / breakfast room. This lovely room benefits from natural light from three windows on dual aspects. The hand-crafted solid oak kitchen units and worktops are arranged at one end of the room, with the fabulous French Lacanche Classic Macon gas and electric cooker with 3 ovens, a warming oven and 5 top burners and Classic Extraction above, taking pride of place, with a butler sink and tap and space (with plumbing) for a dishwasher. There is a clever bar-style hatch leading to further entrance hall with external door, currently used as cloakroom and storage.



At the dining end of the room is a further storage cupboard, door to the pantry, which is shelved and has space for a fridge freezer / tall freezer and further under counter fridge and the stairs leading up to the bedrooms and the door into the utility room.

The utility room has been completely refurbished with a charming antique salmon sink with double mixer taps, WC, space for washing machine & tumble dryer, oak cupboards and a window out to the front of the cottage. From the kitchen/breakfast room you enter the dining room, a cosy, yet well-proportioned room with a wood burning stove and large window looking out to the side of the cottage. From here you are led through French doors to the sitting room, another charming room, with dual aspect windows and French doors out to the garden beyond.

Upstairs are three double bedrooms and the family bathroom, arranged off the landing and hallway.

The principal bedroom is to the rear of the cottage and is a great sized room with dual aspect windows and a newly fitted en suite shower room with mains pressure shower with waterfall shower head, WC, wash hand basin, heated towel rail and underfloor heating.

Bedroom Two is another good-sized double bedroom with a window out to the front of the property and bedroom three, again a good size has a window looking out to the front.

The family bathroom is bright and fresh, with a free-standing roll top bath with mixer shower attachment, WC, pedestal wash hand basin and heated towel rail.

OUTSIDE

Three Gables has a veritable plethora of outbuildings to play with. To the side of the cottage, arranged around the gravelled parking area, is a flexible double garage / workshop and two brick built sheds. The double garage has two windows, electricity & water and currently has a mezzanine storage level. It would make a wonderful workshop or could be transformed into a home office. The brick sheds are original to the cottage and perfect for storage and log store.

The newly constructed garage to the side of the cottage has an electric roller door, it was designed to be large enough to store a family car or camper van (VW Camper size).

To the rear of the cottage is the lovely cottage garden, with mature shrubs and trees, including a fig and various fruit trees. It is wonderfully private and just big enough to keep a keen gardener busy without being overwhelming. There is an open fronted potting shed / lean-to and garden shed tucked away in one corner, a side patio area and two gates, leading to the parking area and to the new garage.

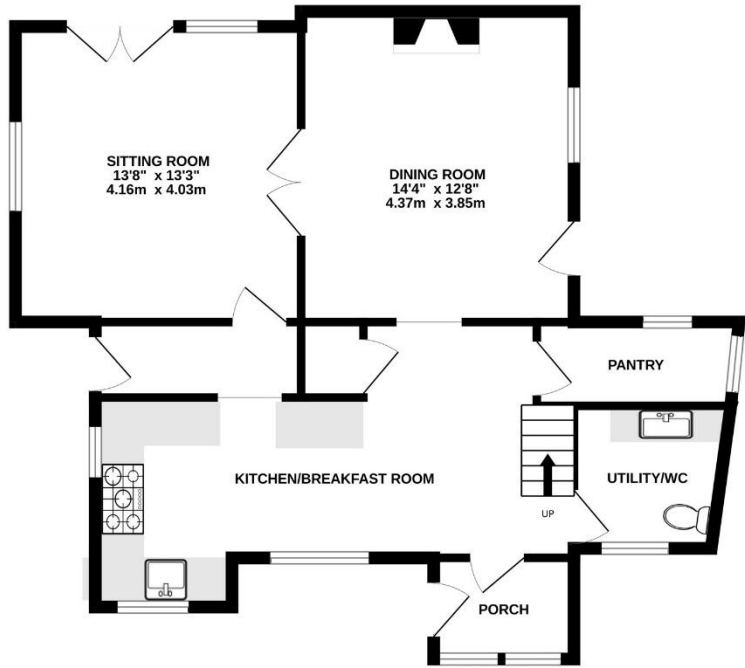
There is access to a public footpath just a minute's walk away from the cottage, perfect for an evening stroll or to walk the four-legged member of the family.



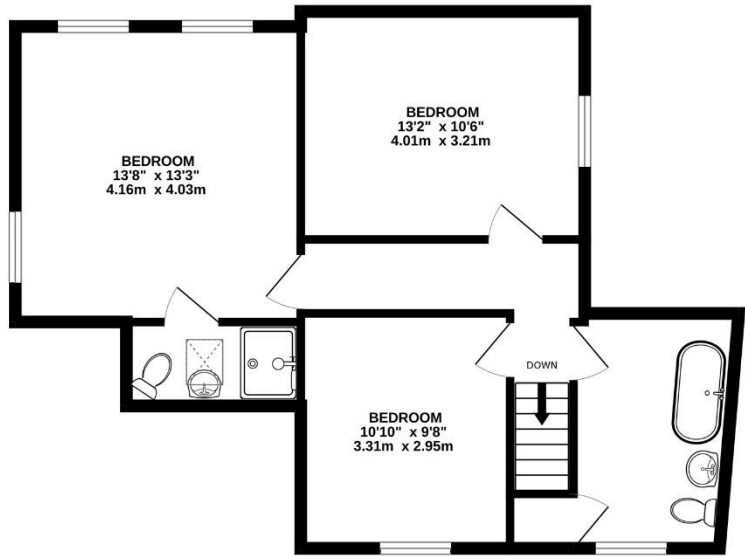




GROUND FLOOR
716 sq.ft. (66.5 sq.m.) approx.



1ST FLOOR
611 sq.ft. (56.7 sq.m.) approx.



3 GABLES, GRESHAM

TOTAL FLOOR AREA : 1326 sq.ft. (123.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E	41 E	
21-38	F		
1-20	G		

IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/ imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty relation to this property. No responsibility is taken by Brown & Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. Any person inspecting the property does so entirely at their own risk. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co – Property and Business Consultants LLP. Registered Office: Granta Hall, Finkin Street, Grantham, Lincolnshire NG31 6QZ. Registered in England and Wales. Registration Number OC302092. 9. These Particulars were prepared in XXXXXXXX.

