



Peddars Way, Holme Next The Sea, Hunstanton PE36 6LE

welcome to

Peddars Way, Holme Next The Sea, Hunstanton

Chain free! A rare opportunity to purchase this characteristic, two bedroom cottage, located within the coastal village of Holme Next The Sea. This charming property offers an open plan kitchen/living space, low-maintenance courtyard garden, an outdoor studio space & utility, plus ample parking,



Auctioneer's Comments

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Accommodation:

Rear Porch

5' 9" x 6' 1" (1.75m x 1.85m)

Of brick & timber construction. Glazed windows to the sides & rear.

Open Plan Kitchen/ Living Area

Living Space

14' 9" max x 12' max (4.50m max x 3.66m max)

Double-glazed windows to the front, side & rear. Original fireplace. Three storage heaters.

Kitchen Space

7' 3" max x 10' 3" max (2.21m max x 3.12m max)

This fitted kitchen includes both wall & base units with work surfaces over, a composite sink with mixer tap, and space for a freestanding cooker. There is also space & plumbing for a dishwasher. Stairs leading to the first floor landing. Double-glazed window to the rear.

Shower Room

Fitted with WC, wash hand basin & shower cubicle with electric shower. Electric fan heater. Window to the front with secondary glazing.

First Floor Landing

Stairs from the kitchen. Storage heater. Cupboard housing hot water tank & immersion heater. Skylight window.

Bedroom One

15' 4" max x 10' 1" max (4.67m max x 3.07m max)

Double-glazed windows to the front & rear. Built-in storage cupboards.

Bedroom Two

8' 9" x 10' 9" (2.67m x 3.28m)

Double-glazed window to the rear. Storage heater. Built-in wardrobes. Loft access.

Outside

To the front of the property, a gravelled driveway provides off-road parking for 3 cars & leads to the car port, whilst the large, shared front garden is mainly laid to lawn, alongside various plants & shrubs. To the rear of the property, you will find a charming courtyard garden which is mainly laid to paving. From here, you can access the studio space which holds potential to be used as an additional reception area, as well as the utility space.

Studio Space

12' 5" max, narrowing to 10' 4" x 12' 1" (3.78m max, narrowing to 10' 4" x 3.68m)

Glazed window. Glazed door. With power & lighting. This space is ideal for use as a studio, hobby space, home gym or even a home office. The space also holds potential for an additional bedroom space subject to the correct planning permissions being granted (if required).

Utility Space

10' 4" x 11' 11" (3.15m x 3.63m)

Glazed window. Glazed door. Space & plumbing for a washing machine & wash hand basin. With power & lighting.

Agent's Note

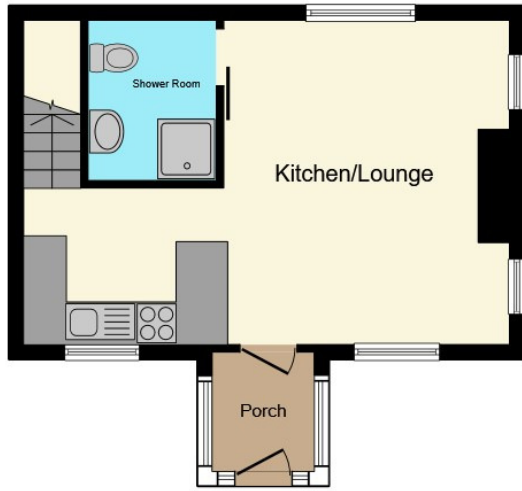
It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.

There is an existing Right of Way at the property, please enquire with the branch for further details. Waste from the property is served by septic tank of private supply & heating to the property is served by storage heaters. Please contact the branch for more details if required.

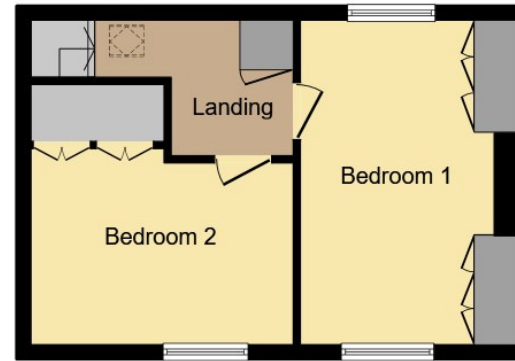


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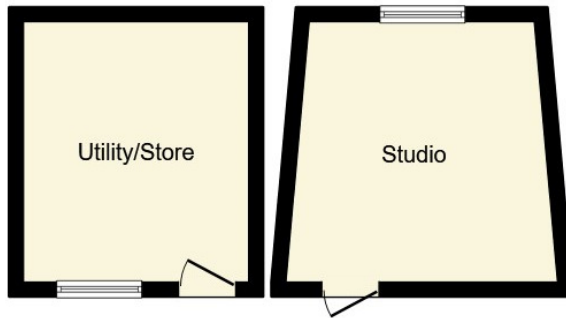




Ground Floor



First Floor



Outbuildings

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

welcome to

Peddars Way, Holme Next The Sea, Hunstanton

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Two bedroom period cottage within a conservation area
- Chain free!

Tenure: Freehold EPC Rating: F

guide price

£200,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HUN106394 - 0004

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