



Introducing
Grouts Lane
Salthouse

SOWERBYS

Upon arrival to this charming cottage, prospective tenants are immediately welcomed in to an entrance porch which leads to the well proportioned ground floor accommodation beyond.

The country style fitted kitchen is offered with an electric cooker, washing machine and an under counter fridge. Open from the kitchen is the cosy sitting area which, complete with an electric fireplace, provides the ideal spot for relaxing after exploring the enchanting North Norfolk coastline.

Beyond the sitting room, prospective tenants will find a dining room which enjoys an aspect of the beautifully landscaped private enclosed garden. The second bedroom within the cottage, located on the ground floor, is a spacious double room allowing for all traditional furnishings. Completing the ground floor accommodation is bathroom which comprises a shower, wash basin and WC.

Stairs from the sitting room lead to the first floor accommodation.

Prospective tenants are immediately welcomed on to a mezzanine area which provides the versatility to be utilised as an office/study for those working remotely. The primary bedroom is an extensive double room benefiting from an uninterrupted coastal aspect.

The property is approached via a private gated gravel driveway providing parking for up to four vehicles. The beautifully landscaped private enclosed garden features low maintenance lawns, a patio area and a wealth of mature shrubbery.

Available now on an initial 12 month tenancy.

SALTHOUSE

A charming coastal village situated between Blakeney and Sheringham. Salthouse consists of a church, public house, fresh seafood restaurant - Cookies Crabshop, post office/shop, and nature reserve - home to many rare native and migrating birds. The popular village of Cley-next-the-Sea, with its unusual shops and renowned delicatessen, is just around the corner.

Just four miles away, a strong sense of community thrives among the proud residents and local businesses of Holt, and many of the latter champion the local 'Love Holt' initiative which waves the flag for the independent shops that add

vibrancy to the Georgian town centre. Throughout the year, there are plenty of local events including a summer Holt Festival and 1940s Weekend, which takes over the town and 'Poppy Line' heritage railway that runs between here and Sheringham.

With a traditional butcher, fishmonger and greengrocer, the town even has its own department store and food hall, Bakers and Larners, a local landmark which has been run by the same family since 1770.

The town and its surrounding yards house a collection of chic boutiques and luxe lifestyle stores to explore and fill your home and wardrobe with beautiful things - linger and choose your favourite locally made fragrance at Norfolk Natural Living.

Life moves at a leisurely pace in Holt, and there are plenty of places to idle over a coffee or bite to eat. Believed to be the oldest house in town, Byfords deli and café is a central landmark and fabulous place to stop and watch the world go by. There's no need to hurry home - relax and enjoy country life! On the edge of town is the eponymous Gresham's school. And, should you need to spread your wings a little wider, head to the heathland of Holt Country Park or Spout Hills and reconnect with nature.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

E. The reference number or full certificate can be obtained from Sowerbys upon request.

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number.

LOCATION

What3words: [///scores.jumbo.plugin](https://www.what3words.com/#!/en/scores.jumbo.plugin)

AGENT'S NOTES

Pets by negotiation

Oil Central Heating

Available Now

Unfurnished

12 Month Initial Tenancy



SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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