



TUPPENNY GROVE

HOLT, NR25 6LX

£800,000
FREEHOLD

This absolutely stunning detached chalet bungalow (over 2000 sq ft) has been completely renovated by the current owners to an exceptionally high standard throughout.

This property is set back with lovely gardens and stunning countryside views. The property consists of five bedrooms, ensuite and family bathroom. There are three reception rooms, large kitchen diner and a huge separate utility room.

To the outside there is a barn and a games room. There is a never been used outdoor kitchen (the current owners will leave this and patio area along with beautifully maintained gardens to the front and the rear.


Residential Sales & Lettings

TUPPENNY GROVE

- Stunning large detached chalet bungalow over 2000sq FT
- Five bedrooms
- Family bathroom and ensuite
- Large lounge - Dining room with wood burner
- Beautiful garden room
- Large kitchen - dining room
- Beautifully fitted kitchen & second kitchen and utility room
- Large outbuilding, games room and log store
- Built in BBQ area, patio and beautiful gardens plot approx. 1/3 acre.
- Electric car charging point. Extremely large driveway



Area

Much of North Norfolk is officially designated as an Area of Outstanding Beauty and is a predominantly rural area. However, it is rare to find a property in a truly rural location well away from main roads and passing traffic. Tuppeny Grove is one of these rare locations comprising just a pair of houses and a bungalow beside a narrow lane surrounded by fields and woodland. However, Holt is just over 3 miles away and other nearby towns are within easy reach along with stunning beach within easy access.

The village of Baconsthorpe is set in the heart of the Norfolk Norfolk Countryside, just 4 miles South East of Holt and 5 Miles from the nearest beach and railway station at Sheringham. It boasts the ruins of a 15th century fortified manor house with moat, known as Baconsthorpe Castle which is an English Heritage site, and lovely for picnics.

There are primary schools at Holt and Sheringham and the nearby villages of Greshams and Aldborough. Baconsthorpe is in the catchment area for Sheringham High School and sixth form. Both towns play host to a wide range of excellent shopping and leisure facilities. The Bittern line train operates between Sheringham Norwich.

Overview

This absolutely stunning detached chalet bungalow (over 2000 sq ft) has been completely renovated by the current owners to an exceptionally high standard throughout.

This property is set back with lovely gardens and stunning countryside views. The property consists of five bedrooms, ensuite and family bathroom. There are three reception rooms, large kitchen diner and a second kitchen / utility room.

To the outside there is a barn and a games room. There is a "never been used" outdoor kitchen (the current owners will leave this) and patio area along with beautifully maintained gardens to the front and the rear.

Entrance hall

Door to the front, double glazed window to the front, radiator, Karndean flooring . Understairs storage and stairs leading to the first floor.

Bedroom (Ground floor)

Double glazed window to the front, radiator, karndean flooring, built in wardrobes and brackets for wall mounted TV. Opening into bedroom and archway leading through to wet room.

Bedroom (Ground floor)

Double glazed window to the side and rear, radiator and Karndean flooring.

Dressing area & Ensuite WC

Karndean flooring, built in mirrored wardrobe, door leading into ensuite.

Ensuite

Non slip floor, WC, wash hand basin, chrome heated towel rail, wall mounted mirror and wall mounted vanity unit and non slip flooring.

Bedroom (ground Floor)

Double glazed window to the front, Karndean flooring, radiator and built in wardrobes. Brackets for wall mounted TV.

Family bathroom

Double glazed window to the rear, non slip flooring, spotlights, wall mounted mirror, heated chrome towel rail, bath with splash back tiles, shower cubicle, built in airing cupboard and fully enclosed wash hand basin and WC with built in cupboard below.

Kitchen - Breakfast room

Breakfast room -

Double glazed window to the side, radiator, built in cupboard, wall mounted shelving and Karndean flooring.

Kitchen -

Wall and base units, glass display units, solid wooden worktops, porcelain sink drainer, Rangemaster electric double oven and hob with extractor fan and splashback.

Second kitchen - utility room

Double glazed window and door to the rear garden. Wall and base units, wooden worktops, porcelain sink drainer, large American fridge freezer, space and plumbing for washing machine, dryer and dishwasher. Built in wine rack and built in induction hob and oven.

Garden room

Beautiful garden room overlooking the stunning gardens to the rear. Double glazed windows, Karndean flooring, radiator, built in shelving and door to rear garden and patio area.

Lounge - Dining room

Dining area -

Double glazed window to the front and French doors leading to a patio area at the front of the house. Karndean flooring, radiator and beautiful built in lighting.

Lounge -

Double glazed windows to the side, Karndean flooring and beautiful wood burner with solid oak mantle. Wall mounted shelving and wall mounted brackets for TV.

landing

Velux light, carpets, built in cupboard and storage into eaves. Doors to bedrooms.

Bedroom

Velux window, carpets, radiator and wall mounted bracket for TV.

Bedroom

Double glazed window to the side, carpets, radiator and wall mounted bracket for TV.

Outside

The gardens and outside space are approx. a third of an acre. The gardens are beautifully maintained to the front and the rear with parking for at least 6 cars. There are Patio areas, outdoor kitchen BBQ area, log store with Electric car charging point along with barn and separate games rooms. The gardens aren't overlooked and very private with stunning views of the surrounding countryside.

Agents note

The current owners are prepared to leave the following furniture and white goods included in the price,

Garden- Patio furniture including 8 seater table and chairs, BBQ and Cedar oak encloser.

Kitchen- American fridge freezer, black fridge freezer, washing machine, dishwasher, range cooker and oven.

Hall - Oak coat rack and Oak storage bench.

Conservatory- 2x sofas and Oak sideboard

Lounge- 2 x leather sofas, Oak sideboard, Oak corner unit, Oak tall boy, Wall mounted TV unit.

Bedrooms - All oak furniture included from all bedrooms and wall mounted TVs.

Services

Mains Electric & water

Drainage - Septic tank

Broadband speed - Download 234 Mb/s - Upload 105 Mb/s

Council tax band - D

EPC - Current 53E - Potential 69C

TUPPENNY GROVE





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾
2049.34 ft²
190.39 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |