



## HART LANE HOLT, NR25 6PY

OFFERS OVER £300,000  
FREEHOLD

- \*\* CHAIN FREE \*\*
- \*\* UNIQUE PROPERTY \*\*
- \*\* HUGE POTENTIAL FOR ANNEX/EXTENSION (STPP) \*\*

This bright and airy three bedroom property in the village of Bodham boasts ample off road parking, a stunning outdoor garden with fantastic views across the fields and spacious living room brimming with features and charm.

The property comprises of a bright living room with multi fuel burner, brick fireplace and curved window, a kitchen/dining room with rangemaster cooker, a family bathroom, WC with washing

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# HART LANE

- \*\* CHAIN FREE \*\*
- \*\* HUGE POTENTIAL FOR EXTENSION/ANNEX (STPP)\*\*
- Wildlife a-plenty in the fields behind (including Deers)
- Double garage with service pit
- Ample off road parking
- Multi fuel burner & Solar panels for hot water
- Fantastic views over the fields from front and rear
- Rangemaster cooker
- Three bedrooms (potential for more STPP)
- Subject to three year restriction



## Sunset View

This beautiful three bedroom property is a unique property and a fantastic opportunity to own what is not only a three bedroom house but potential for so much more. With a large double garage with service pit with potential to renovate/extend above to create even more living space (STPP), the property has potential to live 'off grid' should you wish. With solar panels on the roof, water collection and multi fuel this property is truly an exciting proposition.

## NO CHAIN

The current vendor has stated he does not need to buy onwards - Chain Free

## POTENTIAL FOR ANNEXE

As stated above, the property was initially purchased with the intent to turn the garage side of the property into an annexe, situations have changed but the potential is still there (STPP).

## Bodham

Bodham in a peaceful village in North Norfolk close to the market town of Holt and the coastal towns of Sheringham and Cromer.

The village is home to a public house (The Red Hart Inn), a cosy, welcoming traditional village pub which serves a great selection of meals and boasts seating both inside and out. Bodham and Beckham village hall is in close proximity to the The Red Hart Inn and is ideal for a wide range of functions and events, including regular classes that are held here such as exercise classes, community cafe, fundraising events and clubs and society events.

There is lots to do in Bodham for families with a play park, wildlife walks, fishing lakes and allotments.

## Overview

This bright and airy three bedroom property in the village of Bodham boasts ample off road parking, a stunning outdoor garden with fantastic views across the fields and spacious living room brimming with features and charm.

The property comprises of a bright living room with multi fuel burner, brick fireplace and curved window, a kitchen/dining room with rangemaster cooker, a family bathroom, WC (with plumbing for washing machine), three bedrooms and a double garage.

Viewing of this property is advised to really take in its wonderful location, size and charm.

## Entrance Hallway

Double glazed window and stained glass uPVC door, coat hooks, door to hallway, leaded door to carpeted stairs and door to living room.

## Living Room

Double glazed curved window to front aspect, wall mounted radiator, brick fireplace with tiled hearth, multi fuel burner and timber mantel, storage, wall lights, ceiling recessed spotlights, and carpeted floor.

## Kitchen/Dining Room

Glazed sliding too to rear aspect, wall and base units with stone effect laminate worktop and splashback, one and a half bowl sink and drainer with mixer tap, rangemaster cooker with chimney style cooker hood, space for dining table, space and plumbing for dishwasher, space and plumbing for American fridge/freezer with mains water connection, ceiling spotlights and tiled floor. Cupboard under stairs ideal for extra storage.

## Bathroom

Obscure window to rear aspect, chrome ladder style dual fuel heated towel rail, vanity with basin, bath with panelled side, shower over bath with glass shower screen, close coupled WC, mirrored wall cabinet, tiled splashback and tiled floor.

## WC

Window to rear aspect, wall mounted radiator, low level cistern WC, wall mounted basin, stone effect worktop and 9kg direct drive washing machine.

## Bedroom One

Double glazed window to front aspect, wall mounted radiator, built in wardrobe/storage, hanging pendant light and carpeted floor.

## Bedroom Two

Double glazed window to rear aspect, wall mounted radiator, built in wardrobe/storage, hanging pendant light and carpeted floor.

## Bedroom Three

Double glazed window to front aspect, wall mounted radiator, hanging pendant light and carpeted floor.

## Garage

An spacious double garage with a 2.78m long x 0.81m wide x 0.6m deep service pit at the rear with wooden covers for when not in use. Extended height garage with large racking unit on the right hand side plus three workbenches with vices and over head girder. Window to lean-to and views of the Royal Burgundy Cherry Tree,

## Outside

To the front of the property a large double timber gate leads to a gravel driveway and concrete path to the front door,

there is also a pedestrian wooden gate.. A double garage to the left and a private patio area to the right. The borders to the left and right have bushes and shrubs. To the right hand side of the garden is a patio area with covered arbour seating, table and chairs and trellis fencing.

The rear garden has a decked area to the immediate rear of the building. The remainder of the rear garden is beautifully kept with lawned area, low maintenance shrubs/trees (including rose trees, cherry tree and apple tree and hawthornes) a wonderful view over the fields behind. A patio with 'Sunset Views', table and chairs plus a red mahogany three seat bench and flowerbed at the very rear of the garden.

To the rear of the garage is a lean-to with ample storage for gardening tools, firewood etc. Behind this is a tank collecting rainwater for watering the garden..

## Agents note

Council tax band - B

EPC - D

Three year restriction any potential purchaser must have lived or worked in Norfolk for the last 3 years.

Mains drainage, water & electric

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Approximate total area<sup>sq</sup>  
1470.9 ft<sup>2</sup>  
136.65 m<sup>2</sup>

(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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	55	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	