

william
h brown

Select

Wayside House
The Street
Wiveton



DETACHED, VERSATILE RED BRICK COTTAGE OFFERING AN IDYLIC LIFESTYLE IN A HIGHLY DESIRABLE LOCATION

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Wayside House, The Street, Wiveton, Holt, NR25 7TJ

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ENTRANCE PORCH/ SUN ROOM

Ideal for either a coat and boot storage area or given the generous size this can accommodate seating to create a space allowing a good deal of sunlight providing privacy from the enclosed garden.

SITTING ROOM

A carpeted room with dual aspect windows to the front and rear, wall mounted radiator and electric fire with open fire behind.

STUDY/ SNUG

A carpeted room offering access to the Dining Room.

DINING ROOM

Window to side aspect and radiator.

KITCHEN

Oil fired AGA, space for cooker, space for fridge, plumbing for dishwasher, drainer sink unit, work surface, window to rear aspect, door leading to garden.

DOWNSTAIRS BEDROOM/ RECEPTION ROOM

A carpeted room with a window to front aspect and radiator.

BATHROOM

Tiled flooring, low level WC, wash hand basin, bath, fully tiled walk in shower cubicle, heated towel rail and window to side aspect.





Select





FIRST FLOOR LANDING

Exposed wooden floor boards, radiator, window to front aspect and access to both bedrooms and bathroom.

PRINCIPLE BEDROOM

A carpeted room, window to front aspect, radiator and feature cast iron fireplace.

BEDROOM

A carpeted room, window to rear aspect and radiator.

BATHROOM

Low level WC, wash hand basin and bath

EPC RATING:

Current: E

Potential: C





LOCATION

Wiveton is a small unspoilt village which sits on the opposite side of the River Glaven from Cley which was an old 18th Century port. The village benefits from a fine parish church, the Wiveton Bell gastro pub and the well-known Wiveton Hall Café.

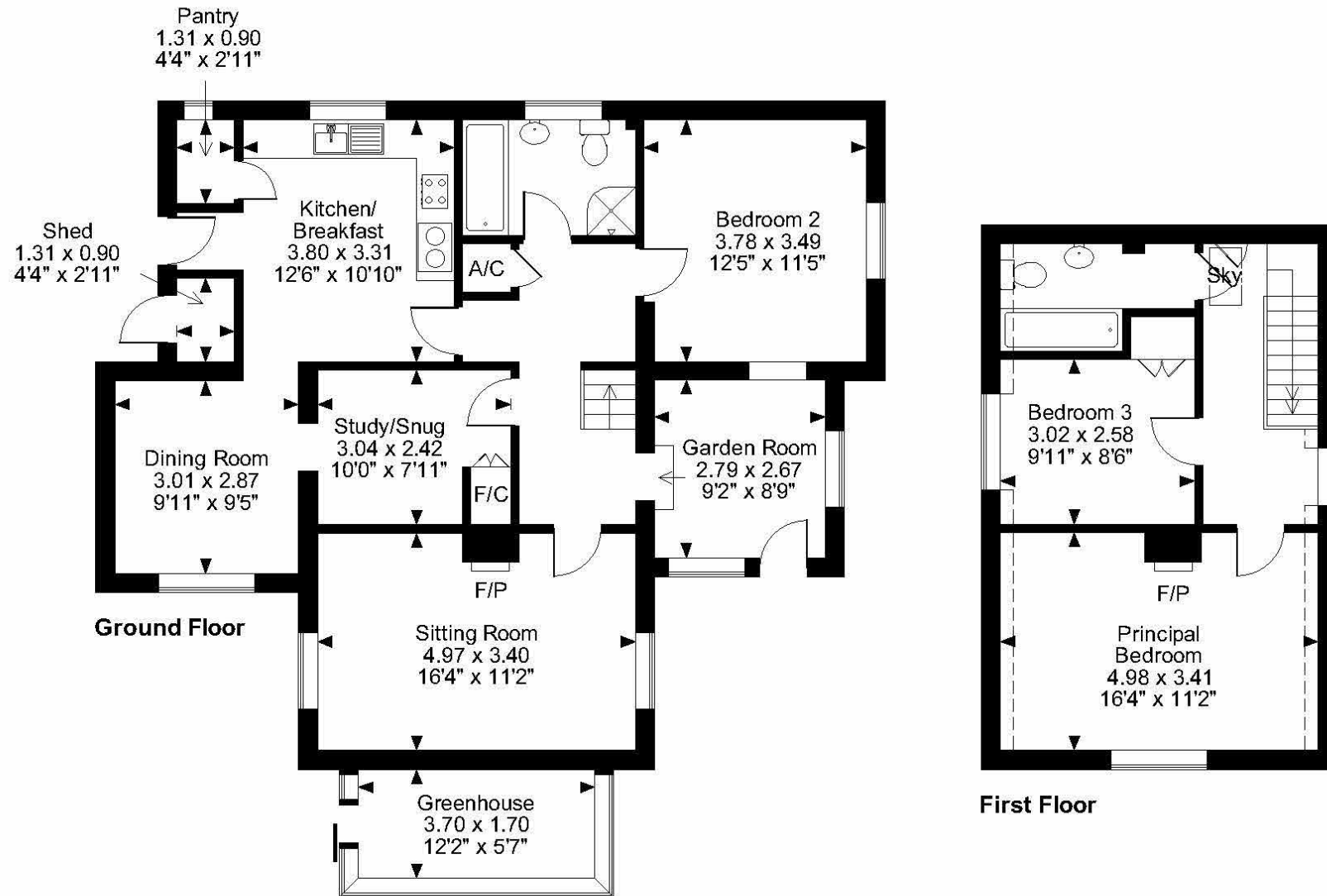


Excellent local facilities are also available within walking distance in the neighbouring villages of Cley-next-the-Sea and Blakeney which is a year-round lively village, as well as a holiday destination offering a wide variety of shops, pubs and restaurants, a fine parish church, tennis courts, playing field, doctors' surgery, and a primary school. There is a buzz in the air in North Norfolk and the region enjoys everything on offer from locally sourced butchers, fishmongers and farmers markets to artisan bakers, cool coffee shops, restaurants, delicatessens, up-market farm shops and art galleries.

This is an Area of Outstanding Natural Beauty and a Conservation Area and offers easy access to the saltmarshes and Blakeney Point with many ways of whiling away leisure hours including sailing, seal trips, cycling, golf, amazing coastal walking and fine beaches.



Wayside House, The Street Wiveton, Holt, Norfolk



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

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Offered to the market with no onward chain, this charming three bedroom detached red brick cottage, offers an idyllic lifestyle located in the quintessential north Norfolk village of Wiveton. The accommodation on offer allows for versatile living with one of the bedrooms situated on the ground floor next to a family bathroom. If only two bedrooms are required, this room doubles up as an additional reception space. The ground floor accommodation is further made up with an entrance porch, entrance hall, sitting room, study/snug, dining room and kitchen.

The first floor offers two further bedrooms and bathroom. Overall, the accommodation extends to approximately 1500 square feet. Externally the gardens wrap around the home, have two storage sheds, and a driveway.

Viewing by appointment with our
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