



## RENFIELD COAST RD HOLT, NR25 7EH

£425,000  
FREEHOLD

\*\*\*HUGE POTENTIAL\*\*\*

Located in an elevated position with beautiful countryside views is the spacious 4 bed semi-detached brick and flint property on the edge of the village. The property requires a full renovation but has the scope to make an amazing home! No upward chain. The Village of Weybourne is highly sought after with a shop, pub - restaurant and stunning beaches.

**H**  
**HENLEYS**  
Residential Sales & Lettings

## RENFIELD COAST RD

- 4 bedrooms • Amazing country views
- Requires renovation • Large grounds
- Huge potential • Flexible accommodation
- No upward chain • Highly sought after village
- Close to the beach • Shops and Pub in village



### OVERVIEW

Renfield is a large semi-detached property on the edge of the village in an elevated position. Surrounded by agricultural fields, its position allows fantastic countryside views and a few glimpses of the sea.

The highly sought after and picture postcard coastal village of Weybourne with an excellent 'gastro' pub and delicatessen just a few hundred yards away and access to the stunning beach and coastal path, just a five minute walk away. Weybourne is an unspoilt coastal village with attractive brick and flint houses, as well as many former farm buildings which have been converted into superb private houses. The beach road is close by and gives access to the shingle beach with great walks. The old Georgian town of Holt and the coastal town of Sheringham are close, both have a wide range of shops, restaurants and schools.

### GROUND FLOOR

The ground floor consists of various rooms which could be used either as reception rooms or bedrooms. There is a large kitchen/breakfast room and a bathroom.

### FIRST FLOOR

The first floor has a further two bedrooms and a large reception rooms with big windows overlooking the countryside. There is a further kitchen and a shower room.

### SECOND FLOOR

The second floor consists of loft storage rooms.

### EXTERIOR

To the front of the property is a large driveway for a good number of vehicles.

The rear garden is deceptively large and backs onto agricultural fields and has lovely views.

### COUNCIL TAX

Band D

### SERVICES

Mains drainage

Mains water

Mains electricity

### SOLAR PANELS

Photovoltaic solar panels are fitted to the rear of the property.

Henleys are advised by the vendors that they are unsure whether they are serviceable.

## RENFIELD COAST RD







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### ADDITIONAL INFORMATION

**Local Authority** – NNDC

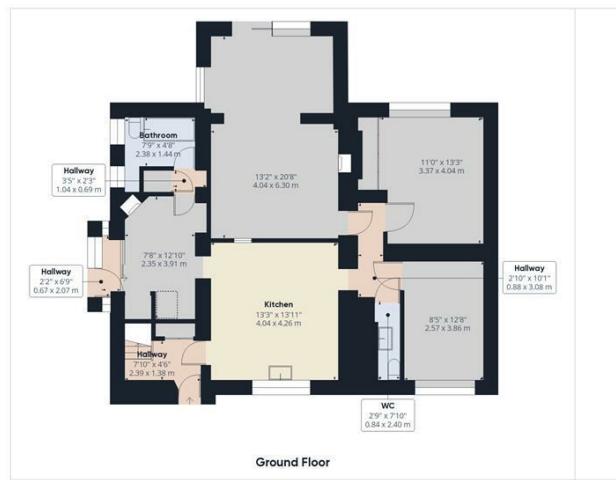
**Council Tax** – Band D

**Viewings** – By Appointment Only

**Floor Area** – 1600.00 sq ft

**Tenure** – Freehold





### Approximate total area

2178.85 ft  
202.42 m<sup>2</sup>

### Reduced headroom

$$166.17 \text{ ft}^2$$

Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

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

A horizontal bar chart showing energy efficiency ratings from A (top) to G (bottom). The scale is color-coded: A (dark green), B (medium green), C (light green), D (yellow), E (orange), F (red), and G (dark red). The x-axis is labeled 'Current Potential' at the top right. Below the bars, text indicates the range of scores for each rating: A (92+), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), and G (1-20). The bottom bar is labeled 'Not energy efficient - higher running costs'. An orange arrow points to the F-G boundary, and a green arrow points to the A-B boundary. The EU Directive 2002/91/EC is mentioned at the bottom right.

Rating	Score Range	Notes
A	92+	Very energy efficient - lower running costs
B	81-91	
C	69-80	
D	55-68	
E	39-54	
F	21-38	
G	1-20	Not energy efficient - higher running costs

EU Directive 2002/91/EC

**HENLEYS**  
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