



7 Holt Road, Letheringsett

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Independent Estate Agents
Pointens





**7 Holt Road, Letheringsett,
Holt, Norfolk NR25 7AR**

Holt 1 mile, North Norfolk Coast 4 miles,
Norwich 20 miles

A traditional brick and flint cottage situated in this picturesque North Norfolk village just one mile from Holt. Within easy walking distance is the village pub and restaurant The Kings Head , and the award winning water mill and tea room.

Offers in the region of £310,000



The Property

The property offered for sale is a traditional brick and flint terraced cottage under a pantile roof, situated in the heart of this popular North Norfolk village just one mile from Holt and just four miles from the coast. Within easy walking distance is the Kings Head public house and Letheringsett water mill and tea rooms. The property has recently been re-furnished to an exceptionally high standard retaining many original features. The accommodation briefly comprises a sitting room with an open fire place housing a wood burner, a kitchen and a family bathroom. On the first floor a landing leads to two bedrooms. The property enjoys the benefit of oil fired central heating, some secondary double glazing and UPVC sealed unit windows and doors. Outside, to the rear of the property there is an enclosed garden and allocated parking. The property is currently being run as a successful holiday let.

The Location

Letheringsett is a popular village in the heart of the Glaven valley just outside Holt, convenient for the North Norfolk coast and within an Area of Outstanding Natural Beauty. The village has relatively no new development and benefits from an award winning water mill, tea room and antique shop and a first class public house and restaurant, The Kings Head. A short distance away is the market town of Holt. In 1708 the great fire of Holt destroyed much of the town centre, which accounts for the Georgian architecture found in the town today. The centre of the town comprises mainly of individual shops and businesses where a friendly and personal service still remains. The town is also home to Gresham's Public School. The North Norfolk coastline is about four miles distant with Salthouse, Cley, Blakeney and Morston all within easy reach. The County City of Norwich is just over twenty miles distant from where there is a fast rail service to London Liverpool Street.

Directions

Leave Holt on the B1110 Fakenham Road. After around one mile you will enter the village of Letheringsett. Proceed into the centre of the village and just before going over a bridge you will find no. 7 on your right hand side. The vehicle and pedestrian entrance to the property is at the end of the terrace.

Accommodation

The accommodation comprises:

A rear door leading to:-

Kitchen (12' x 7')

Range of fitted base units with work surfaces over. Inset one and half bowl sink with mixer tap. Plumbing for automatic washing machine. Radiator. Wall unit, Fitted shelving, electric cooker with extractor hood over, recess for fridge/freezer. wall mounted oil fired boiler for central heating and domestic hot water. Tiled floor.

Sitting Room/Dining Room (17'3 x 14'4)

Red brick fire place with a pamment hearth housing a wood burner. Radiator. Front door leading to the street. Staircase to first floor.

Bathroom

Panelled bath with mixer tap and shower attachment and screen, WC, pedestal washbasin. Radiator.

First Floor Landing

leading to:-

Bedroom One (12'3 x 9'4)

Cupboard housing a modern pressurised water tank. Fitted wardrobe, fitted shelving. Radiator.

Bedroom Two (8' 8 x 8')

Radiator, hatch access to loft room.

Curtilage

To the rear of the property there is a five bar gate leading to a garden area which is mostly laid to shingle all fully enclosed with a mixture of hedging and wooden fencing. Also to the rear is an off street parking space and wooden garden shed.

General information

Tenure: Freehold.

Services: Mains water, electricity and drainage are connected.

Council Tax Band: The property is presently business rated as it's currently run as a holiday let.

Energy Performance Certificate: Band D.

Local Authority: North Norfolk District Council. Tel: 01263 513811.

Viewings: Strictly via the sole agents, Pointens Estate Agents, tel: 01263 711880.

Reference: H313485.

Agents Notes: Intending purchasers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.



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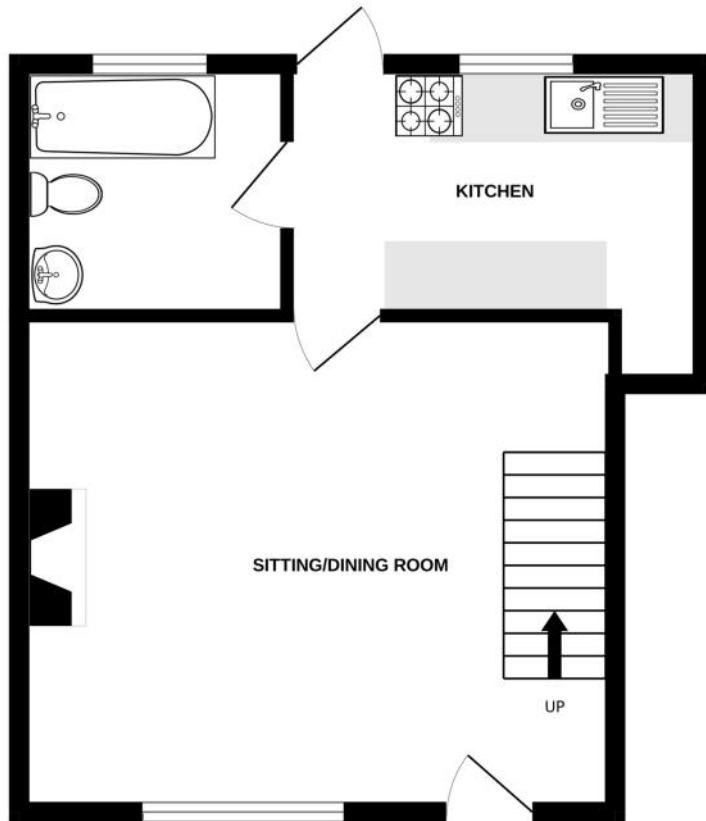
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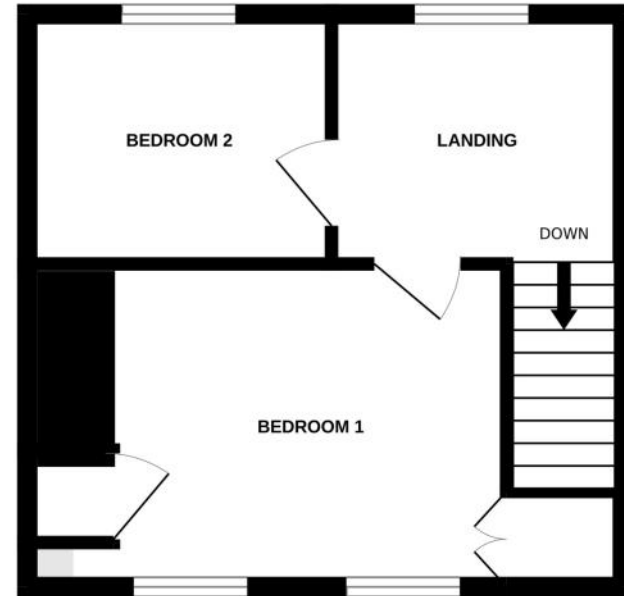
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GROUND FLOOR
391 sq.ft. (36.3 sq.m.) approx.



1ST FLOOR
274 sq.ft. (25.4 sq.m.) approx.



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TOTAL FLOOR AREA : 665 sq.ft. (61.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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