



Cottage Number Two, Home Place, Kelling, Holt, NR25 6QS

welcome to

Cottage Number Two, Home Place, Kelling, Holt

Requiring some modernisation, a 3 bedroom Grade II listed cottage idyllically positioned overlooking the gardens of Voewood House, with accommodation comprising entrance hall, sitting room, kitchen, bathroom, rear lobby, landing, 3 bedrooms and cloakroom.



Auctioneer's Comments

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Entrance Lobby

Stairs to the first floor, storage cupboard and door to the front.

Lounge

21' 8" x 12' 1" max (6.60m x 3.68m max)
Window to the front and side.

Kitchen Dining Room

15' 2" max x 11' max (4.62m max x 3.35m max)
Kitchen with wall and base units, double eye level oven, hob with extractor, stainless steel sink with drainer and window to the rear.

Porch

Surrounding windows and door to the rear.

Bathroom

Suite comprising bath, walk in shower, WC, wash hand basin and window to the rear.

Landing

Bedroom One

13' 11" x 9' 10" max (4.24m x 3.00m max)
Window to the front and side. Carpet, radiator.

Bedroom Two

12' 5" max x 10' 10" max (3.78m max x 3.30m max)
Fitted cupboard and windows to the side and rear.
Radiator, carpet.

Bedroom Three

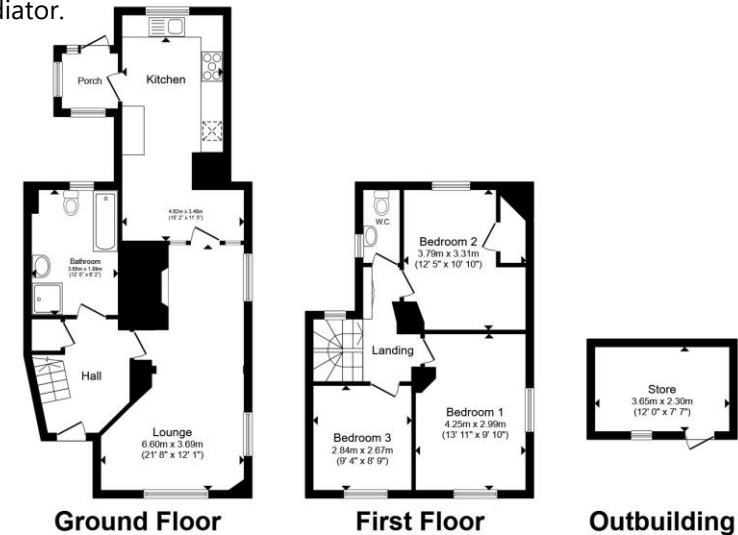
9' 4" x 8' 9" (2.84m x 2.67m)
Window to the front. Radiator, carpet.

Wc

WC, wash hand basin and window to the side. Vinyl flooring.

Outside

As previously mentioned, the property occupies a private position down an unadopted track in a glorious, wooded setting, with fine views over Voewood House and gardens to the front. The generous plot extends to the side and rear, with an old flint outhouse measuring 12ft x 7ft 7 with power and light. Also, a large timber garage measuring 18ft x 10ft with concrete base and power.



Total floor area 109.5 m² (1,179 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io


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welcome to

Cottage Number Two, Home Place, Kelling, Holt

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Superb view to the front
- Generous plot
- No onward chain
- LPG Gas central heating
- Three bedrooms

Tenure: Freehold EPC Rating: Exempt
Council Tax Band: C

guide price

£325,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HOL106611 - 0008

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