





18 High Street, Holt, Norfolk NR25 6BH | Tel: 01263 711880 | enquiries@pointens.co.uk | www.pointens.co.uk

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## Warborough House West

### Reading Room Loke, Kelling NR25 7EL

Norwich 26 miles, Blakeney 5 miles

Holt 3 miles

A superbly located coastal home Warborough House West is within walking distance of the village tea rooms, the North Norfolk Coastal Path, Weybourne beach and Heath and the Pheasant Hotel and restaurant.

**GUIDE PRICE £450,000**



## The Property

The property offered for sale is an exceptionally spacious semi detached period coastal home situated in a wonderful peaceful position convenient for the village tea rooms, the Norfolk Coastal Path, Weybourne Beach and Heath and The Pheasant Hotel and restaurant. This Edwardian property has large rooms with high ceilings, the accommodation extends to around 1300 square feet and comprises an entrance hall, a sitting room with an open fireplace, a large kitchen/diner, a cloakroom/utility room and study/bedroom three. On the first floor, a landing leads to two double bedrooms, a bathroom and a shower room. The property enjoys the benefit of some UPVC sealed unit windows and doors and oil fired central heating. Outside, there is ample off street parking for several vehicles, a lawned garden with various inset flower and shrub beds and a patio. This property is being sold with no onward chain.

## Location

Kelling is a quintessential North Norfolk coastal village with a wide range of traditional brick and flint cottages set amongst gently rolling countryside. Within the village is a tea room, bookshop and gallery and a popular primary school. A pathway from The Street leads down to the village's beach and in turn to the coastal pathway which offers 83 miles of wonderful walks. Just a short walk from this property is the 4 star Pheasant Hotel and Restaurant. The North Norfolk coast is designated as an Area of Outstanding Natural Beauty, many areas of which are owned by the National Trust. Offering a wide variety of facilities, there is particularly good walking, bird watching, golfing and sailing available. The town of Holt is around three miles away and is one of the most highly regarded market towns in the county boasting many well preserved Georgian buildings and an excellent range of individual shops and local facilities. Holt is also home to the renowned Gresham's Pre-preparatory, Preparatory and Senior Schools. The cathedral city of Norwich is approximately twenty miles distant and has a main rail link to London Liverpool Street and an international airport.

## Directions

Leave Holt via the Cromer Road. Proceed past the garage and take the next left hand turning into Kelling Road. Leave Holt and proceed for around one mile, take the first left hand turning (off a sharp right hand bend) signposted Kelling. Proceed into Kelling village and just before you reach the coast road you will find Reading Room Loke on your left hand side. The entrance to Warborough House West will be found on the left.

## Accommodation

The accommodation comprises -

Stable Door, leading to -

### Entrance Hall

Staircase to first floor. Radiator. Wooden flooring.

### Sitting Room (15'8 x 14')

Open fireplace with a wooden surround. Television point. Radiator. Wooden floor.

### Kitchen/Diner (17' x 15'9, triple aspect)

Range of fitted base units with granite working surfaces over. Inset single drainer sink with mixer tap. Fitted dishwasher. Belling cooking range. Island unit with two fridges and a freezer. Fitted shelving. Two radiators. Fitted cupboard. Old style bread oven. Tiled floor. Double doors lead to the rear of the property.

### Side Porch

Radiator, tiled floor, door to outside.

### Utility/cloakroom (7' x 6'4)

Fitted worktop. Plumbing for automatic washing machine. Oil fired boiler for central heating and domestic hot water. W.C., pedestal washbasin. Wall unit.

### Study/Bedroom Three (9' x 8')

Tiled floor, radiator. Door to outside.

## First Floor

### Landing

Two fitted cupboards.

### Bedroom One (16' x 12'6)

Radiator. Period fireplace. Extensive range of fitted bedroom furniture.

### Bedroom Two (17'4 x 10')

Period fireplace, radiator.

### Bathroom

Panelled bath with shower over and shower screen. Mixer tap. W.C., Vanity unit with his and hers basins over. Electric shaver point. Heated towel rail. Tiled floor.

### Shower Room

Fitted shower cubicle with two shower heads. Vanity unit with basin over. W.C., heated towel rail. Electric shaver point. Tiled floor. Heated towel rail. Velux window.

## Curtilage

The property is approached off Reading Room Lane which in turn leads to a large shingled parking area with various inset mature shrubs and trees and a wooden garden shed. To the side of the property is a further garden area that has a modern plastic oil tank and this leads to the front of the house where there are lawned gardens with various inset mature shrubs and trees, pathways and a patio area which is fully enclosed with wooden panelled fencing. The grounds are around 150' x 43'.

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## General Information

**Tenure:** Freehold.

**Services:** Mains water, electricity and drainage is connected.

**Local Authority:** North Norfolk District Council, Tel: 01263 513811

**Council Tax Band:** The property is currently a holiday let and therefore is presently business rated. The property was band C.

**Energy Performance Certificate Band:** Band E.

**Viewing arrangements:** Strictly via the sole agents, Pointens Estate Agents, tel 01263 711880.

**Ref:** H313249

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

### Important notice

Messrs. Pointens for themselves and for the Vendors or Lessors of this property whose Agents they are, give notice that:

These particulars have been prepared in accordance with the Property Misdescriptions Act 1991 and they are intended to give a fair and substantially correct general description of the property for the guidance of intending purchasers, and they do not constitute part of an offer or contract.

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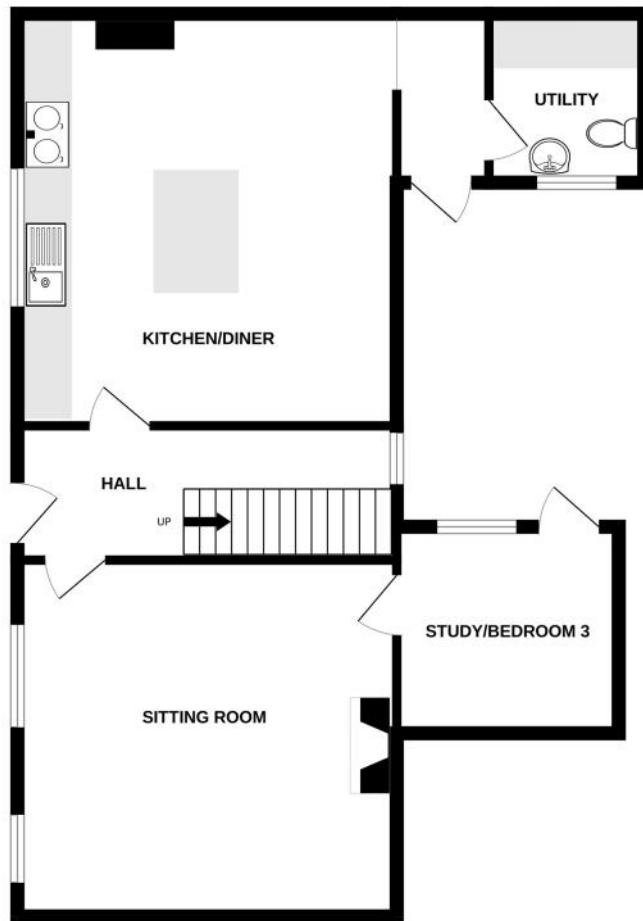
We have not tested any heating installations, other appliances or services and it is therefore the responsibility of the purchaser, their solicitor or surveyor, to ascertain their condition and serviceability.

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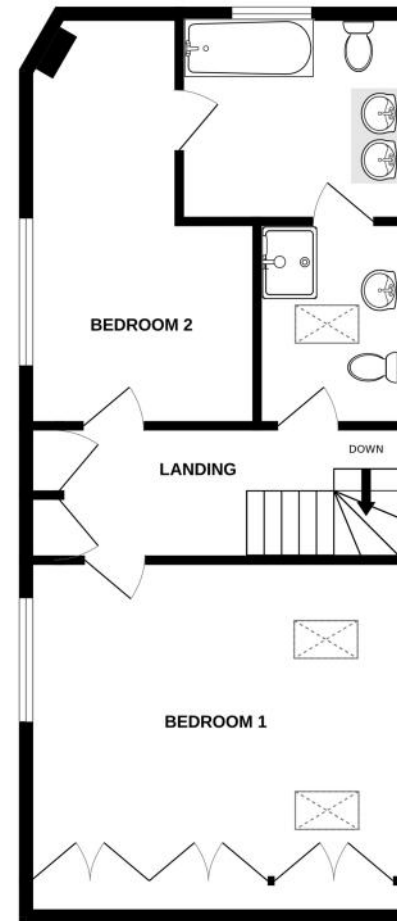
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GROUND FLOOR  
733 sq.ft. (68.1 sq.m.) approx.



1ST FLOOR  
588 sq.ft. (54.6 sq.m.) approx.



WARBOROUGH HOUSE WEST, READING ROOM LOKE, KELLING NR25 7EL

TOTAL FLOOR AREA : 1321 sq.ft. (122.7 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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