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Spike Island  
Baconsthorpe Road  
Hempstead



SPIKE ISLAND IS A SUBSTANTIAL AND HIGHLY INDIVIDUAL DETACHED FOUR-BEDROOM RESIDENCE THAT BOASTS GENEROUS LIVING SPACE FINISHED TO A HIGH STANDARD THROUGHOUT.

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## Spike Island, Baconsthorpe Road, Hempstead, Norfolk NR25 6LD

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### RECEPTION HALLWAY

A grand reception hallway filled with natural light. Tiled flooring, stairs turn and rise to the first floor accommodation, door to kitchen and internal door accessing the garage. If anyone wishes to add further ground floor accommodation the garage could be converted (subject to the necessary applications and permissions).

### KITCHEN/GARDEN ROOM

The hub of the home. A beautiful spacious kitchen offering built in appliances, granite worksurfaces and base & eye level storage units. Space for cooker with extractor hood above, ceramic drainer sink unit, a fantastic centre island with granite worksurface providing further storage underneath. The dining space within the kitchen is currently configured as a relaxing space with the garden room providing plenty of space for a dining table with views over looking the garden.

### SITTING/MUSIC ROOM

A generous sitting room that leads through to an area currently utilised as a music room. Because the room goes from front to back it is another space filled with natural light and offers a beautiful wall mounted electric fire. Door leading to internal lobby.

### INTERNAL LOBBY

Offers access to the principal bedroom, downstairs bathroom and bedroom four/reception room.







## PRINCIPAL BEDROOM

A fantastic portion of the home. A large bedroom opening to a dressing area measuring approximately 10ft x 10ft and a four piece en-suite bathroom. Due to the generous space and wide doorways this area could be made into a self-contained portion of the home.



## EN-SUITE

A four piece bathroom of quality sanitary ware comprising:- Low level WC, wash hand basin, bath and fully tiled walk in shower cubicle.

## BATHROOM

Another four piece bathroom with quality sanitary ware, including low level WC, bidet, wash hand basin and bath.



### BEDROOM/STUDY

Built as a fourth bedroom, however this versatile space can double as a study/playroom.

### LANDING

Offers access to both first floor bedrooms and bathroom.

### BEDROOM

A double bedroom with an additional space to the rear currently used as a study but would also make a fantastic dressing area.

### BEDROOM

A double bedroom with dual aspect windows and wall mounted radiator.

### BATHROOM

With suite comprising, low level WC, wash hand basin and bath.





## LOCATION

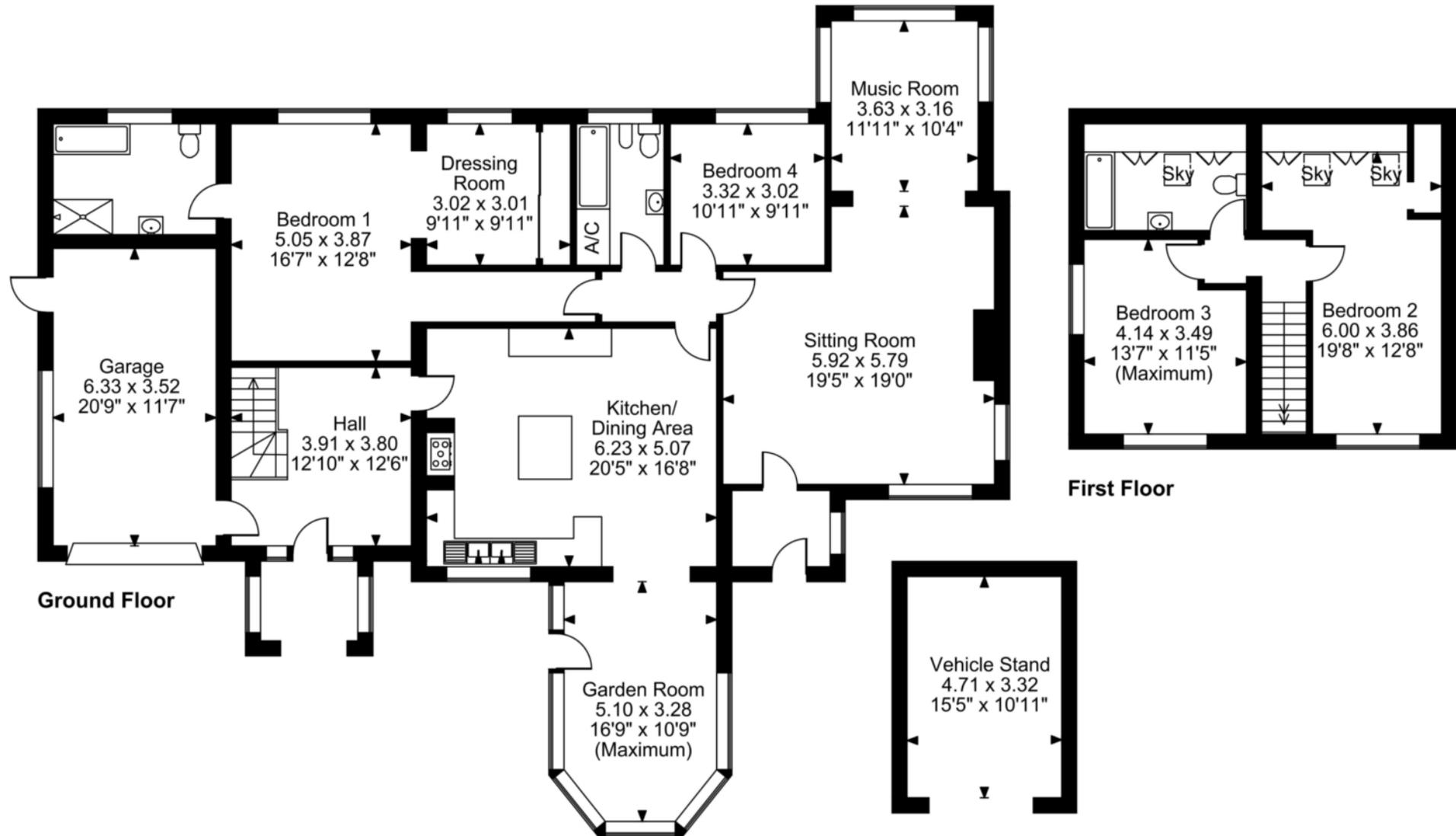
Spike Island is located in the delightful village of Hempstead, 2.5 miles South of the Georgian market town of Holt. Hempstead is a small rural village with an active community, on the outskirts of Holt set amidst open and well-wooded countryside on the edge of the Cromer Ridge. Being a Conservation Village, it is a very attractive and well-kept part of Norfolk made up mainly of period farmhouses, cottages and converted former agricultural buildings.

## EXTERNAL

The property is set in private gardens on all sides that extend to around 1/3 acre (sts). There is an extensive paved terrace ideal for outside dining/entertaining and a quality wooden summer house. There is a shingle courtyard area that provides extensive parking and access to the integral garage. A newly built cart lodge has been added to provide further covered parking.



Spike Island, Baconsthorpe Road, Hempstead, Holt

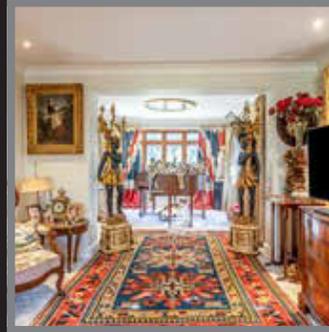


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The position & size of doors, windows, appliances and other features are approximate only.

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OFFERS IN EXCESS OF £725,000

Spike Island is a substantial and highly individual detached four-bedroom residence that boasts generous living space finished to a high standard throughout. Set in delightful established gardens perched on the edge of glorious open countryside in the desirable village of Hempstead. The property is set over two floors with beautifully appointed accommodation, well-proportioned rooms and a high degree of flexibility. The accommodation briefly comprises; Reception hall, dual aspect formal sitting room with fireplace, superb dining/garden room with views over the grounds and a sensational 'lifestyle kitchen' that boasts 'Shaker' style cabinets capped with granite work surfaces, central island and an open plan family area. The ground floor also incorporates a generous principal suite with dressing room and en-suite bathroom. There is a further flexible double bedroom and a family sized bathroom.

To the first floor there are two further double bedrooms served by a further bathroom.

The property is set in private gardens on all sides that extend to around 1/3 acre (STMS). There is an extensive paved terrace ideal for outside dining/entertaining and a quality wooden summer house. There is a shingle courtyard area that provides extensive parking and access to the integral garage. A newly built cart lodge has been added to provide further covered parking. Hempstead is approximately 2.5 miles South of the Georgian market town of Holt.

EPC Rating: D  
Council Tax Band: D  
Tenure: Freehold

Viewing by appointment with our  
Select Consultant on

01603 221797

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