



2 Meadow View, Wiveton

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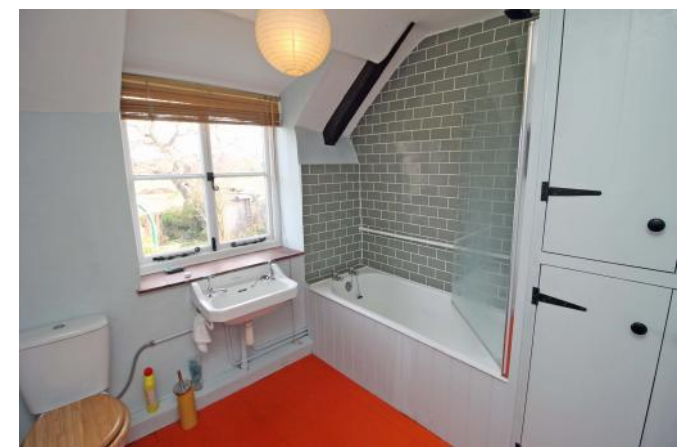
Pointens



**2 Meadow View Cottages, The Street
Wiveton, Norfolk NR25 7TJ**
Holt 4 miles, Norwich 24 miles

Delightfully charming period cottage with many original features pleasantly located in this much sought after coastal village. A particular feature are the views to the rear aspect over the river Glaven and its water meadows.

GUIDE PRICE £400,000



THE PROPERTY

Meadow View cottages are situated in arguably one of the prettiest pockets of countryside in North Norfolk. Situated down a quiet lane in a slightly elevated location the property commands wonderful open views from the rear aspect over the water meadows of the Glaven valley. This delightful period cottage has many period features and has accommodation comprising a sitting room with a open fireplace housing a wood burner and a kitchen. On the first floor is a good size bedroom which can be split into two and a bathroom. Outside to the rear is a delightful cottage style garden.

THE LOCATION

Wiveton is a pretty coastal village around one mile east of Blakeney. The village boasts a splendid church and a popular public house, the Wiveton Bell Inn. Broadview is situated towards the northern outskirts of the village and is convenient for Wiveton Hall Café, Cley-next-the-sea High Street, The village public house and restaurant (the Wiveton Bell) and North Norfolk's coastal path. The Georgian market town of Holt is about three miles away where excellent shopping and other amenities are available including Gresham's, a renowned public school for boys and girls. The North Norfolk coast, much of which has been classified as being of Outstanding Natural Beauty and is a Heritage coastline, is some three miles further distant and offers numerous recreational pursuits including bird sanctuaries, safe sandy beaches and excellent sailing facilities at Blakeney and Morston. There are 18-hole golf courses at Cromer, Sheringham and Brancaster with Cley-next-the-sea renowned as a major bird watching sanctuary with fresh and salt water marshes. Norwich, the Cathedral City and regional centre of East Anglia, is about twenty five miles away and has a regular train service to London Liverpool Street with an approximate fastest journey time of one hour and forty minutes. Norwich airport, which is situated to the north of the City, is about twenty two miles distant.

DIRECTIONS

Leave Holt on the A148 road to Fakenham. Proceed into the village of Letheringsett and after passing the Kings Head public house on your left, turn right where signposted Blakeney. After around three miles you will come to Wiveton village green. Just before reaching The Wiveton Bell, turn right and immediately left sign posted Wiveton village. After around 200 yards you will find Meadow View Cottages on your right hand side.

ACCOMMODATION

The accommodation comprises:-

Front door

Leading to:

Sitting Room (15'7 x 9'4)

Open fireplace housing a wood burner, modern electric heater, wooden floor. Wealth of exposed beams.

Kitchen (7'7 x 5'5)

Range of fitted base units with working surfaces over, Butler sink, fitted oven. Surface hob, wall units, wooden floor.

First floor

Bedroom (15'10 x 17'9 narrowing to 10' Double Bedroom)

Two modern electric heaters, fitted cupboard. Wonderful views over the adjacent water meadows. This room has folding doors enabling this room to be divided into two rooms.

Bathroom

Panelled bath with shower screen and shower over, wash basin, wc, heated towel rail. Cupboard housing hot water cylinder. Wonderful views over the adjacent water meadows.

Curtilage

The property is approached on foot via a shared pathway. This leads down the rear of the terrace and to the rear of No 2. The garden is mostly inset with flower and shrub beds. Wooden garden shed. All being enclosed by mature hedging. Whilst the property has no off street parking, there is parking available in the street outside the cottage.

General Information

Tenure: Freehold.

Council Tax Band: Band B.

Services: Mains water, drainage and electric are connected

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

Viewing: Strictly via the sole agent, Pointens Estate Agents, Tel: 01263 711880.

Energy Performance Certificate: Band E.

Ref No: H313417.

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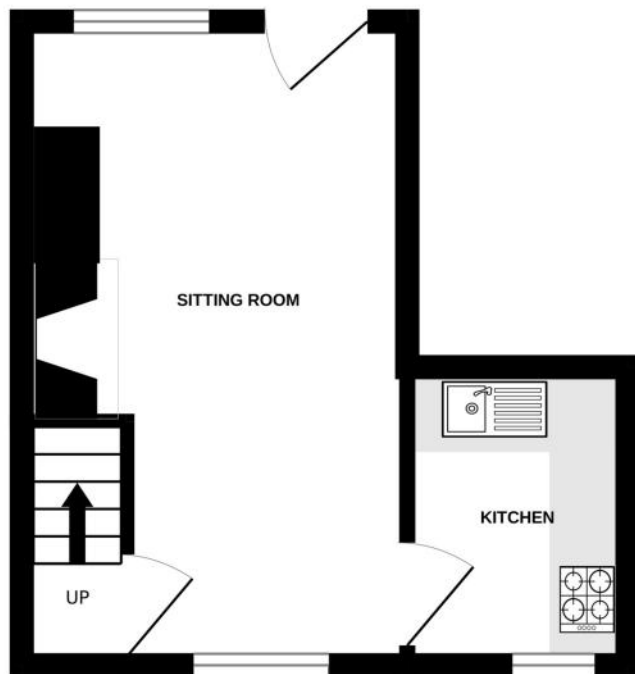
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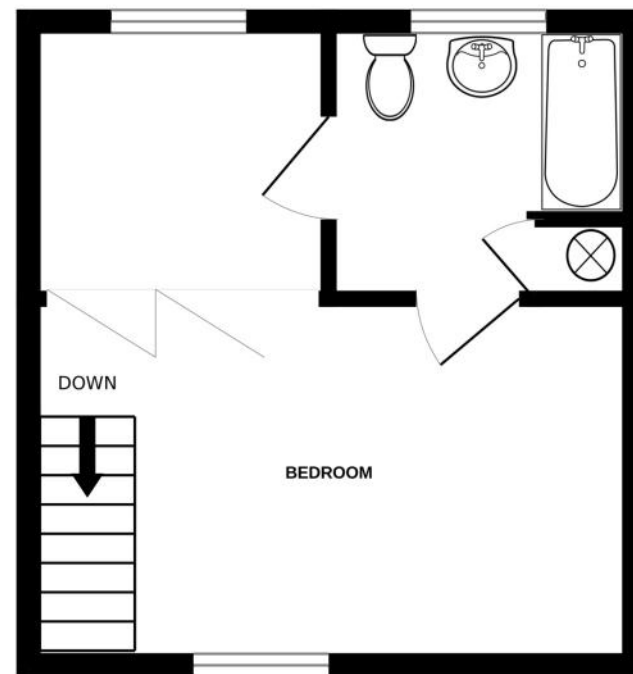
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GROUND FLOOR
172 sq.ft. (16.0 sq.m.) approx.



1ST FLOOR
230 sq.ft. (21.4 sq.m.) approx.



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TOTAL FLOOR AREA : 402 sq.ft. (37.4 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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