

# Arnolds | Keys



## Forge Cottage and Smithy, 30, Holt Road, Gresham NR11 8AD

Price Guide £350,000

- Village setting
- South facing garden
- No onward chain
- One bedroom in annexe
- Character cottage with annexe
- Garage and off-road parking
- Three bedrooms in main dwelling
- Potential home with income

# 30 Holt Road, Gresham, NR11 8AD

An excellent and unusual opportunity to acquire a traditional Norfolk flint and brick cottage, together with a self-contained annexe, both offering accommodation of character. The main dwelling enjoys a generous, south-facing garden including a garage too. It is understood that the main Forge Cottage was originally two cottages and the twin staircases remain as a nod to its history. Heating is provided by electric storage heaters and the annexe has a wood burning stove.

The Village of Gresham sits just three miles south of the coast at Sheringham and is primarily a rural location. This property may only be appreciated by an internal viewing and we urge seriously interested applicants to arrange a private appointment.



Council Tax Band: B



## THE FORGE

### ENTRANCE HALL

Part glazed entrance door, pamment stone floor.

### SHOWER ROOM

Part tiled walls, close coupled w.c., pedestal wash basin, tiled shower area with independent electric shower, window to front, extractor fan, electric shaver light and point.

### BEDROOM 3

Window to front aspect, night storage heater, pamment stone floor.

### SITTING ROOM

A light and well-proportioned room with two windows and part glazed door to south facing rear aspect. Provision for TV, two night storage heaters, exposed ceiling beams, fireplace recess with timber bressummer beam above, access to turning staircase.

### KITCHEN/BREAKFAST ROOM

Pamment stone floor, window to front aspect, range of pine faced base and wall cabinets with laminated work surfaces and tiled splashbacks, inset sink unit, provision for washing machine, fireplace recess with bressummer beam above, point for electric cooker, exposed ceiling timber, access to turning staircase.

## FIRST FLOOR

### BEDROOM 1

Dormer window to rear aspect, night storage heater, exposed ceiling timbers.

### LANDING

Dormer window to rear aspect, night storage heater.

### BATHROOM

Dormer window to front aspect, panelled bath, pedestal wash basin, tiled splashbacks, close coupled w.c., wall mounted duplex heater, access to loft space, built in airing cupboard.

### BEDROOM 2

Dormer window to rear aspect, night storage heater, exposed ceiling timbers.

## THE SMITHY

### ANNEXE KITCHEN/DINER

Part glazed entrance door and windows, range of oak faced base and wall cabinets, laminate work surfaces and tiled splashbacks, inset electric hob with oven beneath, inset sink unit, window to side aspect, provision for washing machine, fitted airing cupboard, tiled floor. Open to:

### ANNEXE SITTING ROOM

Window to front aspect, two night storage heaters, wood burning stove on stone hearth with red brick behind. Provision for TV, oak flooring.

### ANNEXE BEDROOM

Window to rear aspect, night storage heater, oak flooring.

### BATHROOM

Panelled bath with shower unit above, tiled splashbacks, close coupled, w.c., pedestal wash basin, tiled floor, wall mounted heater, extractor fan.

### OUTSIDE

The property is approached over a shared driveway which leads to the off road parking space and provides access to the rear garden and GARAGE. The rear garden is fully enclosed, laid mostly to lawn with a concrete driveway leading to the garage. There is a pedestrian access for the adjoining property(32).

### AGENTS NOTE

The property is freehold and has main electricity, water and drainage connected. Forge Cottage has a Council Tax Rating of Band B, and The Smithy Band A. The energy rating for The Smith is Band E (51)



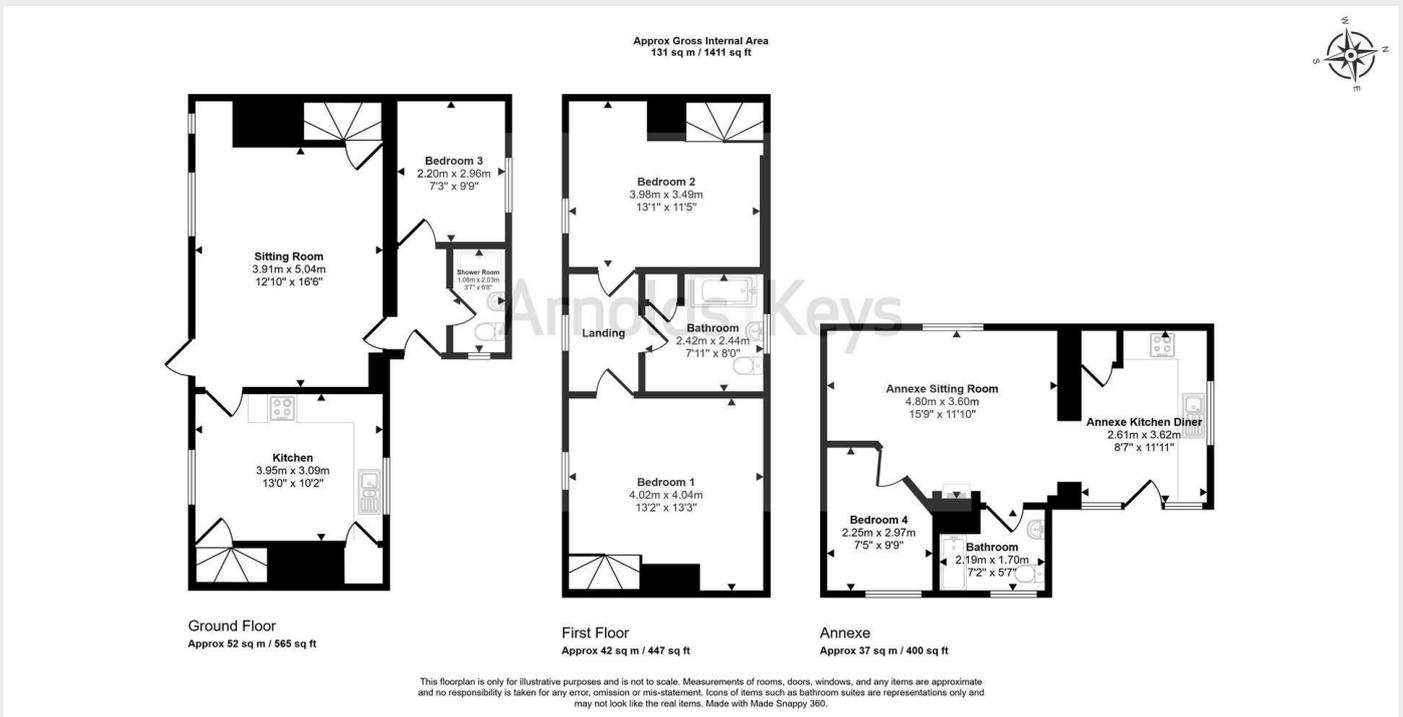


## Viewings

Viewings by arrangement only. Call 01263 822373 to make an appointment.

## EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>78</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>		<b>33</b>	
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Yellow Brick (YB) to sellers and buyer for mortgage advice. Should you decide to use YB we could receive a referral fee of £250.

