



West Cottage, Little London





**West Cottage, Little London
Corpusty, Norfolk NR11 6QA**

North Norfolk Heritage Coast 2 miles,
Norwich 20 miles

A superbly appointed country cottage convenient for Holt, the North Norfolk coast and the county city of Norwich. In excellent order throughout, the property would make a fine permanent home or a holiday home. The property is being sold with no upward chain.

GUIDE PRICE £215,000



THE PROPERTY

The property offered for sale is a period end of terrace cottage pleasantly situated on the edge of this popular attractive hamlet just 6 miles from the charming Georgian town of Holt and 10 miles from the North Norfolk coast. In excellent condition throughout, the property retains many of its original features to include polished wooden floors, exposed beams and a period inglenook fireplace. It would make an ideal first time buy or a holiday home. The well appointed accommodation comprises a good sized sitting room with an inglenook fireplace and a well fitted out kitchen/diner. On the first floor a landing leads to two bedrooms and a family bathroom. The property also has some wood effect UPVC sealed unit double glazed windows. Outside, to the rear of the property is an enclosed courtyard garden and across the road from the property is an allocated parking space for one vehicle, a small brick built outhouse for storage and a good size orchard area. The property is being sold with no upward chain.

LOCATION

Little London is a hamlet situated on the northern outskirts of Corpusty. Unusually, the village of Corpusty has a good range of amenities to include a well stocked village shop, a public house and a popular primary school. The adjoining village of Saxthorpe has a garage. The village is well positioned for exploring North Norfolk including the stunning 43 mile coastline, much of which is a designated area of Outstanding Natural Beauty offering wide sandy beaches, pine forests, salt marshes and mud flats with all the outdoor pursuits that this diverse landscape has to offer – sailing, horse riding, bird watching, golf etc. Norwich is around 13 miles away with fast rail links to London Liverpool Street. Norwich Airport has direct access to most destinations via Schipol (Amsterdam)..

DIRECTIONS

Leave Holt by the Norwich road. Proceed through the village of Edgefield and continue for a further 1½ miles before turning right at the signpost for Little London. At the next crossroads proceed straight over and continue for around ½ mile. You will then enter the hamlet of Little London, Proceed through the hamlet and at the next T junction turn right and West Cottage will be on your right hand side.

Accommodation

Rear stable door leading to:

Kitchen/diner (16'6 x 9'5)

Fitted base unit with sink over and mixer tap. Plumbing for automatic washing machine, staircase to first floor, pamment floor.

Sitting Room (14'4 x 12')

Inglenook style fireplace housing a wood burner, night storage heater, fitted shelving.

First floor landing:

Leading to:

Bedroom One (12'2 x 11'2)

Fitted airing cupboard with shelving and water tank. Night storage heater.

Bedroom Two (9'2 x 7'6)

Electric convector heater.

Bathroom

Panelled bath with shower screen and shower over. Wc, pedestal washbasin. Heated towel rail.

Curtilage

Across the road from the property is an allocated parking space and a small brick and tile outhouse for storage of bikes etc. Also across the road is an orchard area with fruit tress and a small brick built former wc. All enclosed by mature hedging. To the rear of the property is an enclosed paved courtyard..

General Information

Tenure: Freehold

Services: Mains water, electricity and drainage.

Council Tax Band: Band B.

Energy Performance Certificate: .E

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

Viewings: Strictly via the sole agents, Pointens Estate Agents, Tel: 01263 711880.

Reference: H313475.

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

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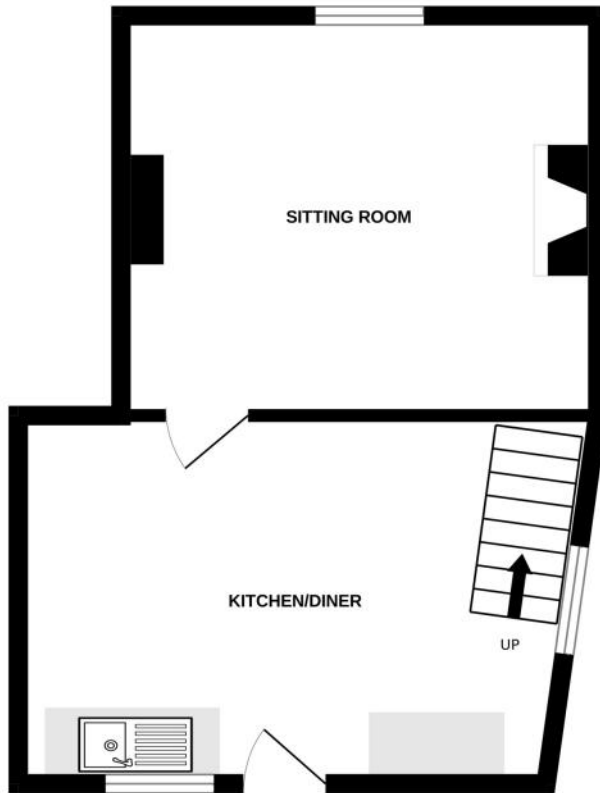
We have not tested any heating installations, other appliances or services and it is therefore the responsibility of the purchaser, their solicitor or surveyor, to ascertain their condition and serviceability.

Intending purchasers, particularly those who will be travelling some distance are advised to check with us first on the availability of the property and on any points which are of particular importance to them.

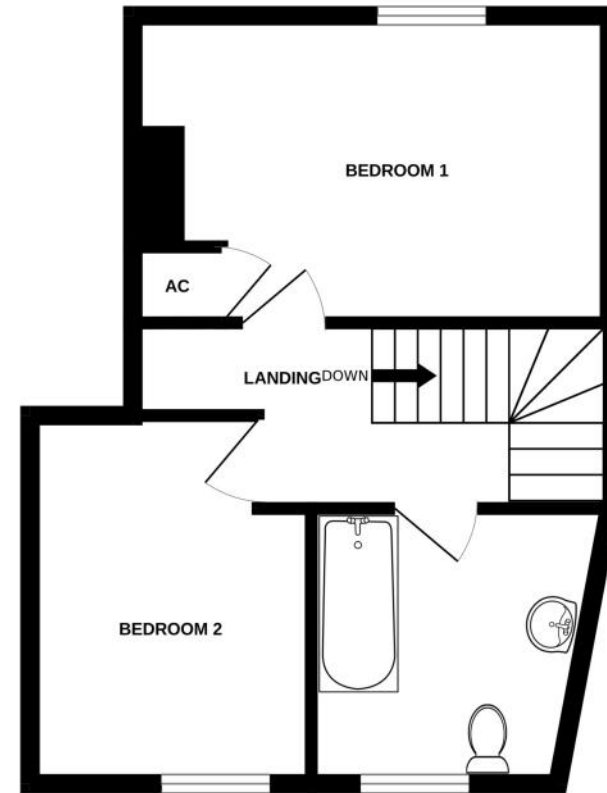
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GROUND FLOOR
353 sq.ft. (32.8 sq.m.) approx.



1ST FLOOR
360 sq.ft. (33.5 sq.m.) approx.



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TOTAL FLOOR AREA : 714 sq.ft. (66.3 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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