



3 Keys Cottages, Thornage

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Independent Estate Agents
Pointens

The Property

The property offered for let is a very well appointed terrace cottage situated in a pleasant and quiet location towards the edge of this most sought after North Norfolk village just 2 miles from Holt. The cottage has been refurbished in recent years maintaining many of its original features to include pamment tiles, exposed timber beams and a cast iron wood burner. The accommodation comprises a sitting room, kitchen, rear hall and a bathroom. A first floor landing leads to two bedrooms. The property also has a modern oil fired central heating system. Outside, there is ample off street parking and a good size gardens to the front and rear.

Location

Thornage is a pretty rural village around three miles from the market town of Holt. The town of Holt comprises mainly of individual shops and businesses where a friendly and personal service still remains. The town is also home to Gresham's Public School. The North Norfolk coast is around four miles distant with Cley, Blakeney and Morston all within easy reach. The County City of Norwich is just over twenty miles away from where there is a fast rail service to London Liverpool Street and Norwich Airport has direct flights to many major cities.

Directions

From Holt High Street proceed to the Norwich Road and at the roundabout take the third exit where signposted to Dereham. After around three miles you will enter the village of Thornage. Take the first turning right into Letheringsett Road. After around 100 yards you will find Keys Cottages on the right hand side

ACCOMMODATION

The accommodation comprises

Front Door

Leading to :-

Sitting Room (13' x 12'2)

An open red brick fireplace, television point, radiator.

Kitchen (13' x 8')

Fitted base unit with working surfaces over. Inset sink unit, tiled splash-backs. Wall unit. Tiled floor. Radiator.

Rear Porch

Door to rear garden.

Bathroom

Panelled bath with shower over and shower rail. Pedestal washbasin, wc. Radiator.

First Floor Landing

Leading to:-

Bedroom One (12' x 11'8)

Period fireplace. Two fitted cupboards. Radiator.

Bedroom Two (8'5 x 7'7 max)

Radiator. Three fitted cupboards.

Curtilage

To the front of the property there is a good sized garden area that also provides off street parking. To the rear there is a further good size garden with a patio. There is an outside boiler for central heating and domestic hot water. A lawn, a modern plastic oil tank, wooden garden shed. This is all enclosed with wooden panelled fencing and hedging.

General Information

Rent: £900 per calendar month payable in advance.

Damages Deposit: £1035 refundable at the end of the tenancy if no claim is justified.

Council Tax Band: Band B.

Services: All mains services are connected. Tenants will be responsible for all services and council tax.

References Required: Bank, employment and present or previous landlord, if applicable. We also carry out a credit check.

Fees: There will be a £200 holding deposit which will be refunded from the first month's rent.

Availability: The property is available from 10th April 2026.

Type and length of tenancy: Unfurnished assured shorthold tenancy for 6 or 12 months.

Viewing: Strictly via the sole agents, Pointens Estate Agents. Telephone 01263 711880

Ref: H313476.

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.

Please note that: Photographs may have been taken with the use of a wide-angle lens

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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