



The Carraige House, Erpingham





**The Carriage House, The Grange Estate
Erpingham, Norfolk NR11 7QX.**
Holt 10 miles, North Norfolk Heritage Coast 8
miles, Norwich 17 miles

A highly individual detached carriage house in a magical setting within the extensive and private grounds of this picturesque north Norfolk country estate.

£1800 per calendar month



The Property

Highly individual detached property situated on its own within this private North Norfolk Estate. Surrounded by exclusive grounds the property is approached through double wrought iron gates. The immaculate and characterful interior has accommodation comprising: entrance hall/study area, an open plan living area with a hand built kitchen with deluxe Rangemaster cooker at its heart. Master bedroom with mezzanine and luxury en-suite, a further bedroom also has en-suite facilities. The property enjoys hardwood floors throughout, high ceilings with solid oak beams and brick arch windows. Outside the property is surrounded by landscaped grounds with ample off street parking.

Location

The Carraige House is situated a short distance from the centre of the village of Erpingham which is a small rural village. Within easy walking distance is the primary school, church, public house and Thwaite Common. Some four miles to the south is the attractive market town of Aylsham which has an excellent local shopping centre with supermarket, doctors and veterinary surgeries plus schooling in the state sector and pubs in the local area not only at Aylsham but also at Blickling and Itteringham. Approximately ten miles to the northwest is the market town of Holt with an excellent range of shops, restaurants, galleries, book shops, banking, post office and many other amenities. Holt is also well known as the home of Gresham's pre-prep, prep and senior schools. Just further to the north is the coast which is a designated area of Outstanding Natural Beauty with stunning beach and marsh walks and world renowned bird watching along with a wide variety of other leisure pursuits. About fifteen miles to the south is the cathedral and university city of Norwich which has a thriving business community and is the regional centre for shopping and cultural facilities. Norwich has a mainline railway station to London Liverpool Street, the Cromer to Norwich line can be joined at nearby Gunton station and just to the north of the city is Norwich International airport.

Directions

From Holt town centre proceed into Station Road and then turn left and immediately to your right into the Hempstead Road. Follow this and proceed through Baconsthorpe and Plumstead to Matlaske old school. Turn left into Matlaske village, right again over the old wartime airfield for one mile then turn left signposted to Aldborough. Turn right at the small crossroads (round church over to the left). Follow one mile to Wolterton Hall gates, turn left and proceed to the village of Calthorpe. In the village turn right into Scarrow Beck lane, follow this for around 1/2 mile, keep left and take the third entrance at the double wrought iron gates.

General Information

Rent: £1800 per calendar month payable in advance.

Type of let: Furnished assured shorthold tenancy

Damage Deposit: £2075 refunded at the end of the tenancy if no claim is justified.

Services: The tenants will be responsible for all services and council tax.

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

Fees: There will be a £415 holding deposit, this will be refunded from the first month's rent.

Restrictions: Potential tenants must view the interior of this property prior to submitting an application. No pets.

Availability: This property is available from the May 2026.

Term of tenancy: 12 months.

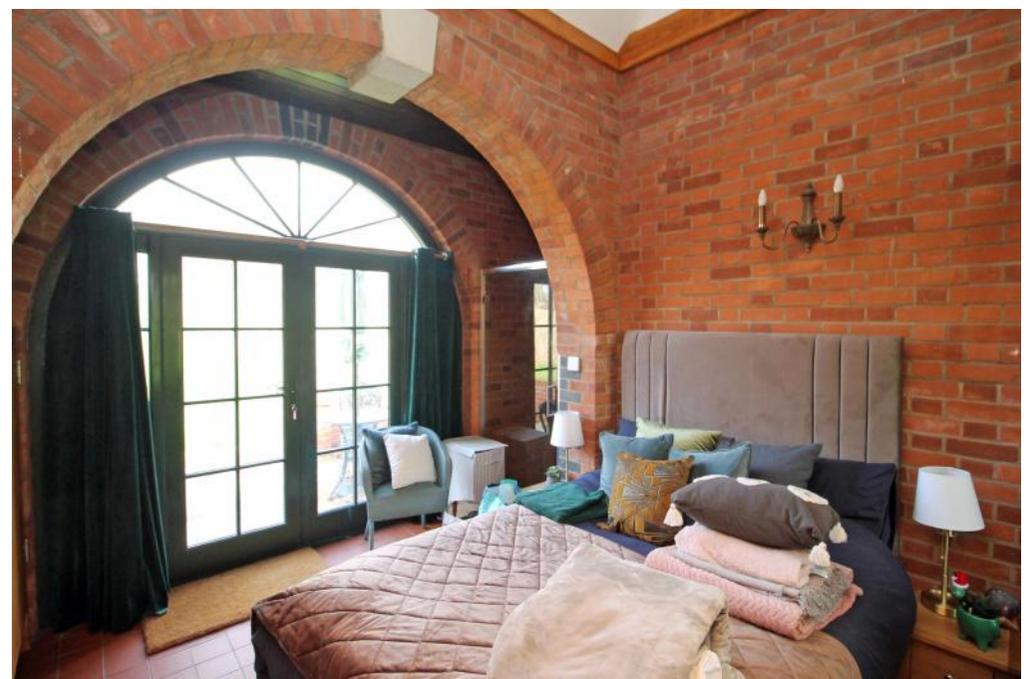
Local Authority: North Norfolk District Council, 01263 513811.

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

Ref: H313468L







Independent Estate Agents

Pointens

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