



Ives Cottage, Wood Dalling

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Independent Estate Agents

Pointens

**The Property**

The property offered for let is a newly re-furnished semi-detached cottage situated in the rural village of Wood Dalling. Having been recently fully re-furnished the property now offers exceptionally well appointed accommodation comprising: an entrance hall, sitting room, kitchen/diner and a utility room. On the first floor a landing leads to two bedrooms and a bathroom. Other benefits include Upvc double glazed windows and doors and modern electric radiator heating. Outside, there is ample off street parking, a garden area to the side and a further garden to the rear.

**Location**

Ives Cottage is situated within the pretty sought after village of Wood Dalling. The village is a welcoming community with an active village hall and is located close to the market town of Reepham. Nestled discreetly on a quiet country lane the property enjoys an idyllic and private environment surrounded by glorious open countryside. Within Reepham you have a wide range of amenities including village shops, post office, cafés, public houses, good quality schools and a village hall, a church and restaurants. Further afield you have the bustling market town of Aylsham where you have a wider range of amenities. The cathedral city of Norwich can be found to the south where you have an extensive range of leisure and cultural facilities as well as a main line rail link to London Liverpool Street and an International Airport. The picturesque Georgian market town of Holt lies close to the North and just beyond that is the heritage coastline of North Norfolk.

**Directions**

Leave Holt via the Norwich Road. At the roundabout proceed straight over and take the next right hand turning signposted Hunworth Quarry. Continue through the village of Hunworth and after going through the trees you will arrive at a crossroads. Proceed straight over into the village and after passing Graves Convenience Store and Butchers take the next left into Church Street. If you follow this road into Hall Street and then into Reepham Road. Just as you leave the village turn left into Thurning Road. Follow this road for around three miles and at the T junction turn right sign posted Wood Dalling, take the next left turning into Red Pitts, continue into the centre of the village and once again take the first left turning into Red Pitts and Ives Cottage will be found on the left.

**ACCOMMODATION**

The accommodation comprises: -

UPVC front door, leading to -

**Entrance Hall**

Staircase to first floor.

**Sitting Room (13' x 11'10)**

Modern electric radiator, tv point, under stair cupboard.

**Kitchen/diner (14' 10 x 10'3 double aspect)**

Good range of base units with work surfaces over. Inset sink unit with mixer tap. Fitted oven, electric hob, extractor hood. Tiled splashbacks. Space for washing machine. Range of matching wall units. Modern electric radiator.

**First Floor****Landing**

Leading to:

**Bedroom One (13' x 11'4)**

Modern electric radiator, cast iron fireplace.

**Bedroom Two (10'5 x 7'7)**

Modern electric radiator

**Bathroom**

Panelled bath with shower screen, mixer tap, fitted shower over. Pedestal washbasin, W.C., modern electric radiator, airing cupboard.

## Curtilage

Outside and to the side of the property there is off street parking. There are decent size gardens to the property that are to the side and rear of the property.

## General Information

**Rent:** £950 per calendar month payable in advance.

**Damages Deposit:** £1000, refunded at the end of the tenancy if no claim is justified.

**Council Tax Band:** Band B.

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

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

**Fees:** There will be a holding deposit of £220.00 which will be refunded from the first month's rent. Tenants should arrange their own contents insurance.

**Availability:** The property is available from 1st April 2026.

**Type and length of tenancy:** Unfurnished, assured short hold tenancy, initially 6/12 months.

**Restrictions:** Potential tenants must view the interior of this property prior to submitting an application.

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

**Ref:** H313470L.

## 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.

No person in the employment of Pointens has any authority to make or give any representations or warranties in relation to this property or these particulars, nor to enter into any contract on behalf of the Vendor of Lessor.

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