

# Arnolds | Keys



## Pear Tree Cottage Back Lane, West Beckham, Holt, NR25 6PH

Price Guide £575,000

- Detached brick & flint cottage
- Detached garage
- Solar panels
- Two reception rooms
- Study
- Cottage style kitchen
- Village location
- Three bedrooms
- Snug
- Delightful gardens

# Pear Tree Cottage Back Lane, Holt NR25 6PH

Nestled in the picturesque village of West Beckham, this delightful cottage is a true gem that exudes warmth, charm, and character, beamed ceilings and inviting fireplaces. The property beautifully showcases its character while providing modern comforts for contemporary family living.

This enchanting home features three bedrooms, a cottage kitchen and separate snug, dining room and lounge. Providing inviting spaces for family gatherings and entertaining guests.

This cottage is not just a home; it is a lifestyle choice, offering a unique blend of historical charm and modern living in a serene village setting. Whether you are looking to settle down in a tranquil environment or seeking a character-filled retreat, this property is sure to captivate your heart. Don't miss the opportunity to make this charming cottage your own.



Council Tax Band: E



## **FRONT PORCH**

Tiled flooring, two double glazed windows to the sides, fully glazed UPVC door to:

## **DINING ROOM**

A lovely room with double glazed UPVC window to the front over looking the garden. Feature fireplace currently unused, opening to snug, kitchen and lounge. Beamed ceiling, two wall light points and radiator.

## **LOUNGE**

Triple aspect room with views over the garden and French doors opening onto the patio. A super bright room with feature fireplace housing inset wood burner stove with wooden beam over and shelved plinths. Beautiful wood flooring, radiator and LED spot lighting.

## **SNUG**

Double glazed window to the front, wood flooring, beamed ceiling, three wall lights, radiator, brick fireplace with wood mantle over and inset wood burner stove.

## **CLOAKROOM**

Pine latch door to cloakroom with window to the side, WC and pedestal wash hand basin, radiator and tiled flooring.

## **KITCHEN/BREAKFAST ROOM**

A stunning cottage style kitchen, cream base units with solid wood worktops, ceramic butler sink with mixer tap, integral dishwasher, eye level oven and inset electric hob with extractor hood and light. Column radiator, large floor to ceiling storage cupboards with space for separate fridge and freezer, door to rear courtyard, window to side aspect. Ceramic tiled floors, stairs to first floor and door to cloakroom, step up to:

## **UTILITY ROOM**

Window to the rear, work surface with inset round stainless steel sink, mixer tap and tiled splashback. Provision for washing machine and tumble dryer, floor standing oil fired central heating boiler. Wall cupboards, tiled floor and window to side, LED lighting, radiator, door to:

## **STUDY**

Double glazed window to the side and French doors to the garden. Wood flooring, radiator, LED spot lighting and stairs leading to:

## **FIRST FLOOR BEDROOM 3**

Velux roof light and double glazed window to the side. LED spot lighting, radiator, two double doors opening to storage cupboards.

## **LANDING**

Stairs lead from the kitchen area to the first floor. Wood flooring, double glazed window to the front aspect overlooking the gardens. Two ceiling lights, column radiator, pine latch doors to both bedrooms and bathroom.

## **BEDROOM ONE**

Double glazed window to the front and side, radiator, beam ceiling, under eaves storage cupboard, polished wood flooring.

## **BEDROOM TWO**

Step up into bedroom two with double glazed window to the front aspect. Radiator, polished wood flooring. LED spot lighting.

## **BATHROOM**

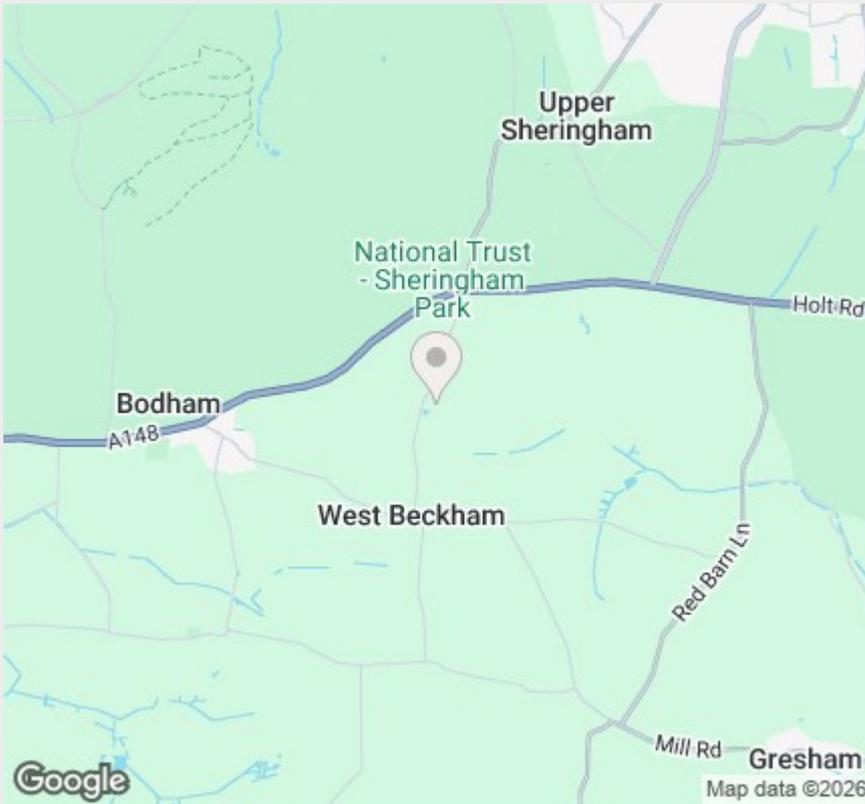
Velux roof light, panelled bath with shower over and glazed screen, radiator, WC and wash hand basin with mirror above and two wall lights either side, vinyl flooring and LED spot lighting.

## **OUTSIDE**

The cottage is approached via a private lane leading to the brick weave parking space for three cars and DETACHED GARAGE with pitched roof, electric up and over door, power and light and personal door to the side. There is a small gate and path leading to the front door. Beautiful gardens sweep across the front and sides, eventually wrapping around to the rear of the cottage. Secluded oil tank, raised beds, green house, summer house and multiple seating areas are placed around the gardens to capture the sun throughout the day and evening, with beautiful shrubs, flowers and trees through out the seasons. A true haven for garden lovers.

## **AGENTS NOTE**

This is a Freehold property with mains services of electricity, water and mains drainage all connected. Has a council tax rating of band E. There are two solar panel for heating the hot water.

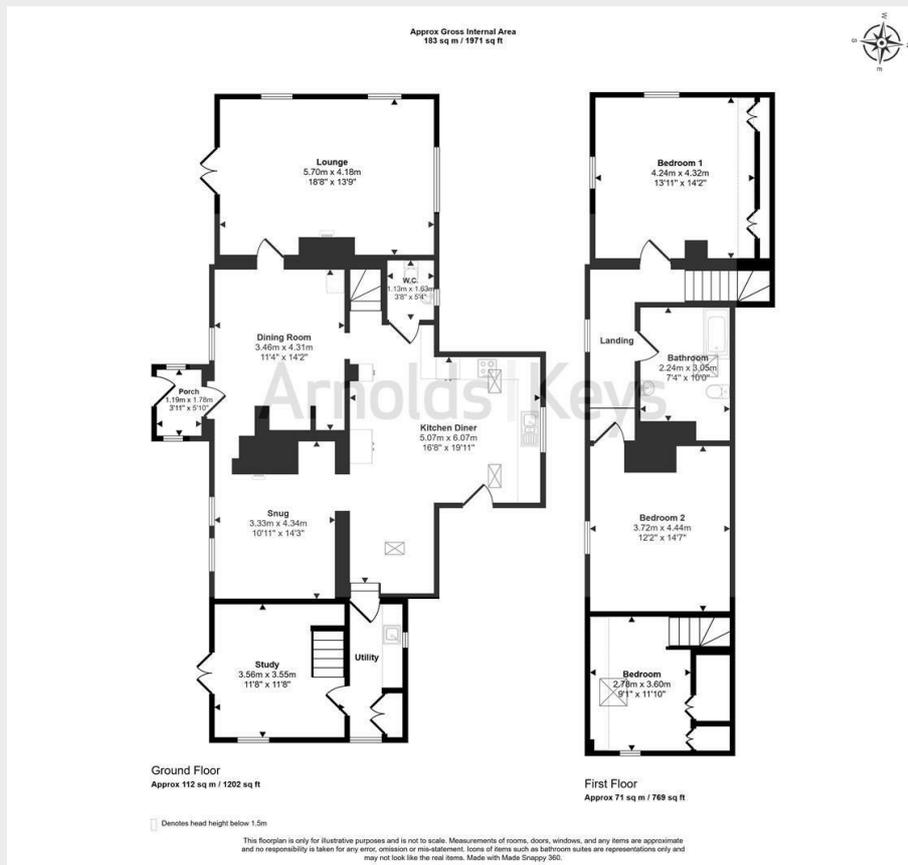


## Viewings

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>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>60</b>	<b>66</b>
(39-54) <b>E</b>			
(21-38) <b>F</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.

