

# Arnolds | Keys



## Bridget's Cottage, 3 Church Street, Weybourne, Holt, NR25 7SX

Price Guide £325,000

- No onward chain
- Dating back to late 19th century
- Up to three bedrooms
- Electric heating
- Popular coastal village
- Wealth of charm and character
- Generous rear garden plot
- Original wash house at rear

# Bridget's Cottage, 3 Church Street, Weybourne, Holt NR25 7SX

A wonderful opportunity to acquire a delightful terraced cottage set in the heart of this highly favoured coastal village and within sound of the church bells. This wonderful property dates back to the late 19th century and exudes charm and character throughout including the original washhouse complete with bread oven. Although the property does not have any off-road parking it does have a surprisingly generous rear garden for a cottage of this size.

Weybourne itself has become a popular coastal destination in recent years and has a village pub and shop whilst the approach road to the beach leads from the centre of the Village. Weybourne is also famous for the North Norfolk Steam Railway and beautiful walks around Kelling Heath.



Council Tax Band: C



## SITTING ROOM

With steps down from the pavement, polished wood floor, central brick fireplace feature housing wood burning stove standing on pamment stone hearth. Provision for TV, wall mounted electric heater. Door opening to:

## KITCHEN/DINING ROOM

Fitted with a range of wood fronted base and storage cupboards with laminated work surfaces and tiled splashbacks, further full-height storage cupboards. Inset electric hob with built in oven beneath, inset sink unit, provision for dishwasher, window and part glazed door to rear courtyard. Stairs leading to:



## FIRST FLOOR

### LANDING

With steps leading to:

### BEDROOM 3

With built in storage cupboard, roof light. This room then leads to:

### BEDROOM 1

Period style timber and wrought iron fire surround, wall mounted electric heater, window to front aspect.

## SHOWER ROOM

Corner shower enclosure with mixer shower, close coupled w.c., pedestal wash basin, part tiled walls, roof light. Wall mounted electric heater.

### BEDROOM 2

Window to rear aspect, built in cupboard.

## OUTSIDE

Brick built former WASH HOUSE with period features include fireplace, bread oven and boiler. This then leads to the SEPARATE W.C. with high level w.c. and pedestal wash basin. Further integral STORE.

## GARDENS

The property has the benefit of a generous garden plot which is at the rear and slightly off-set to the left of the cottage. This offers a high degree of privacy with its established shrubs.

## AGENTS NOTE

The property is freehold, has mains electricity, water and drainage connected and has a Council Tax Rating of Band C.




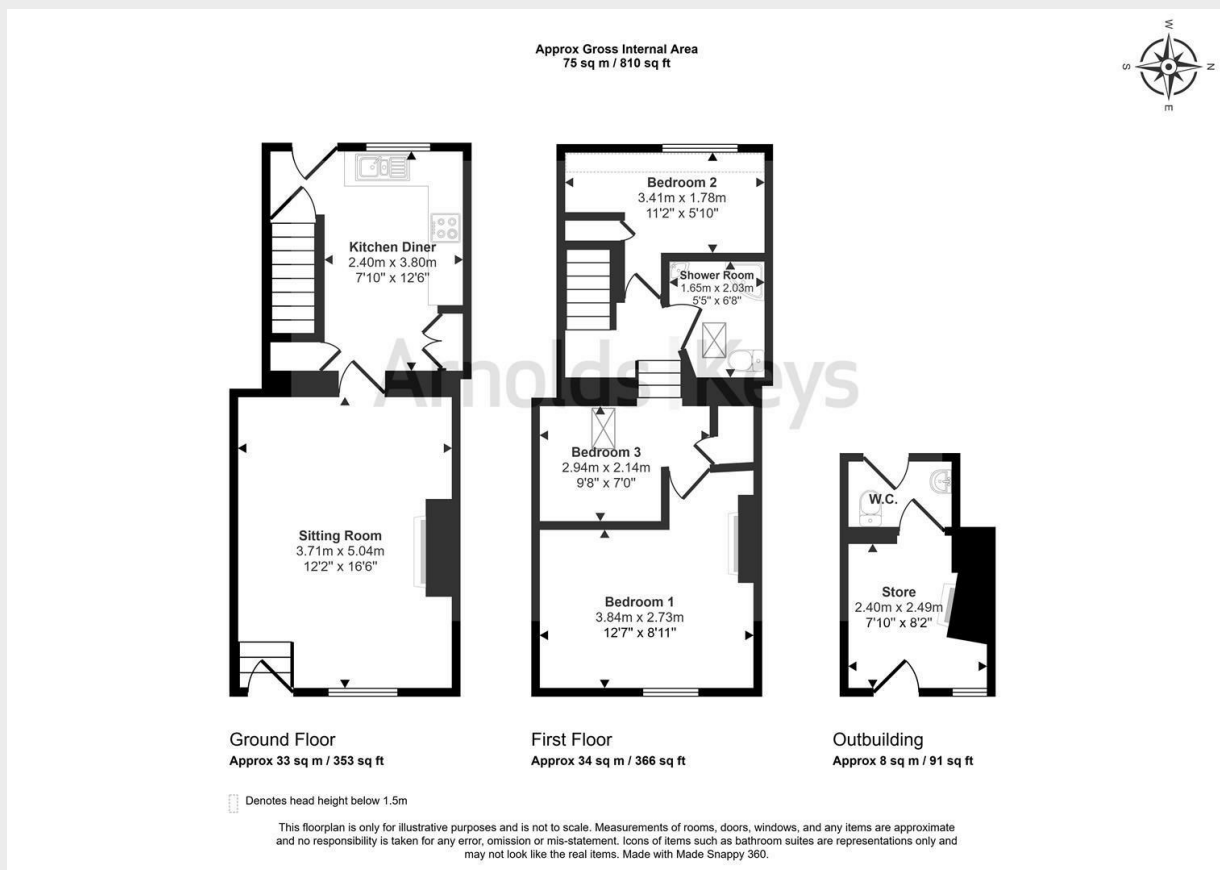


## Viewings

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>                            |  |   |           |
| (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.

