



Belfry Cottage, 54, High Street, Overstrand, NR27 0AB

Price Guide £295,000

- No onward chain
- Overlooking cricket ground
- Gas central heating
- Two bedrooms
- Highly favoured location
- Close to Village centre and beach
- Easy to manage gardens
- Ideal home or investment

Belfry Cottage, 54, High Street, Overstrand NR27 0AB

An excellent opportunity to acquire a highly individual property of character dating back to the late 19th century and set in an attractive village setting with views over the local cricket ground. Formerly part of the Lord Battersea Estate, one of the first commissions for the renowned architect Sir Edward Lutyens, the property offers beautifully proportioned accommodation equally suitable for permanent or holiday use.

The property is just a short walk from the Village shop and post office and the popular sandy beach. The accommodation has the benefit of gas fired central heating throughout.



Council Tax Band: B



KITCHEN/DINING ROOM

Polished wood floor, windows front and rear, two radiators, feature fire surround with open fire if required, two fitted cupboards, one housing the gas fired boiler providing the central heating and domestic hot water. Range of cottage-style kitchen cabinets with laminated work surfaces and tiled splashbacks, inset sink unit, point for electric cooker, provision for washing machine and dishwasher, space for under counter refrigerator, door to front aspect. Archway to:

LOBBY

Fitted shelving and coats hanging space. Leading to:

SHOWER ROOM

Corner shower enclosure, close coupled w.c., corner wash basin, tiled splashbacks.

LOUNGE

A beautifully light room with windows front and rear, double doors from dining area, polished wood floor, radiator, fitted shelving unit, provision for TV, turning stairs to first floor.

LANDING

Radiator, fitted store cupboard and further eaves cupboards. Velux roof light, access to loft space.

BEDROOM 2

Radiator, window overlooking courtyard, fitted shelving.

BATHROOM

Panelled bath with electric shower and screen above, pedestal wash basin, close coupled w.c., fitted cupboard, part tiled walls, radiator, electric shaver point and mirror, window to front aspect, extractor fan.

BEDROOM 1

Another beautifully light room with windows to two aspects including glorious views over the Cricket Ground. Radiator, fitted storage cupboards.

OUTSIDE

The property is approached via the entrance to the Cricket Ground and this leads to a parking area (to be arranged with a neighbouring property). There is a small garden area to the front overlooking the Cricket Ground.

AGENTS NOTE

The property is freehold, has all mains services connected and has a Council Tax Rating of Band B.





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) A		
(81-91) B		86
(69-80) C		
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Approx Gross Internal Area
96 sq m / 1036 sq ft



Ground Floor
Approx 45 sq m / 479 sq ft

First Floor
Approx 52 sq m / 557 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.

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