



A BEAUTIFULLY PRESENTED DETACHED FOUR BEDROOM HOUSE OF ALMOST 2500 SQ.FT. WITHIN WALKING DISTANCE OF THE COAST

Gull Cottage, 45 Peddars Way, Holme-Next-The-Sea, Norfolk PE36 6LE

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Guide Price: £895,000

(Freehold) Ref: BUR220097 (04.03.2024)

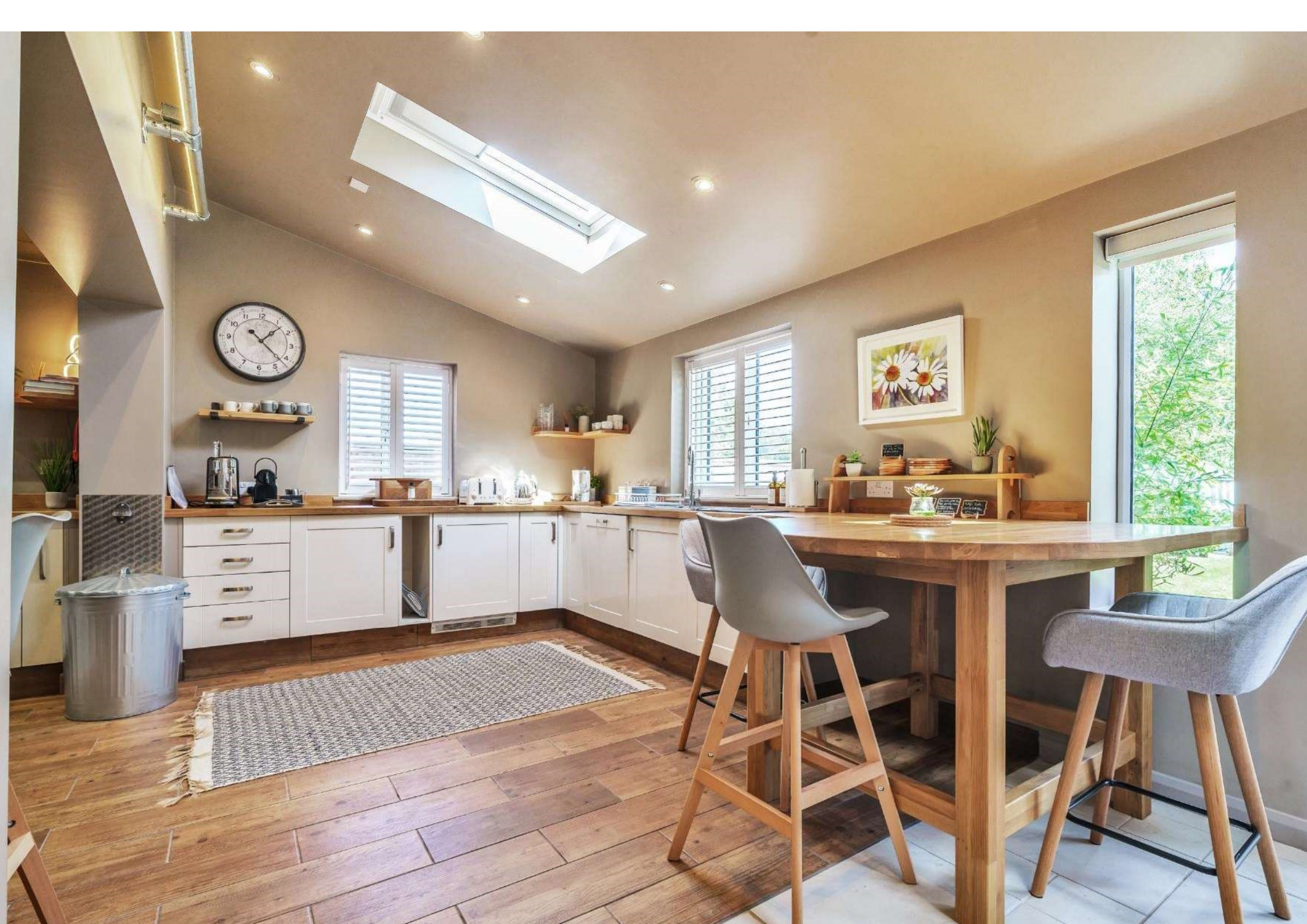
- Detached property in a coastal setting.
- Recently remodelled and refurbished to a high standard.
- Accommodation of almost 2500 sq.ft. set out over two floors as follows; Porch, Entrance Hall, Cloakroom, Sitting Room, Kitchen/ Breakfast Room, Family Room, Garden Room, ground floor Bedroom with En-suite Shower Room and Walk-in Wardrobe, Landing, Master Bedroom with En-suite Bathroom and Balcony, two further Bedrooms and a Family Bathroom.
- Outside; shingled driveway with space for several vehicles, enclosed west-facing terrace, lawned rear garden with large paved terrace.
- Desirable features include timber, tile and sisal flooring, wood-burning stove, double height ceiling to sitting room, galleried landing and far-reaching views towards the coast from the balcony.
- Walking distance to the coast and local public house; The White Horse (currently undergoing substantial and under new ownership)

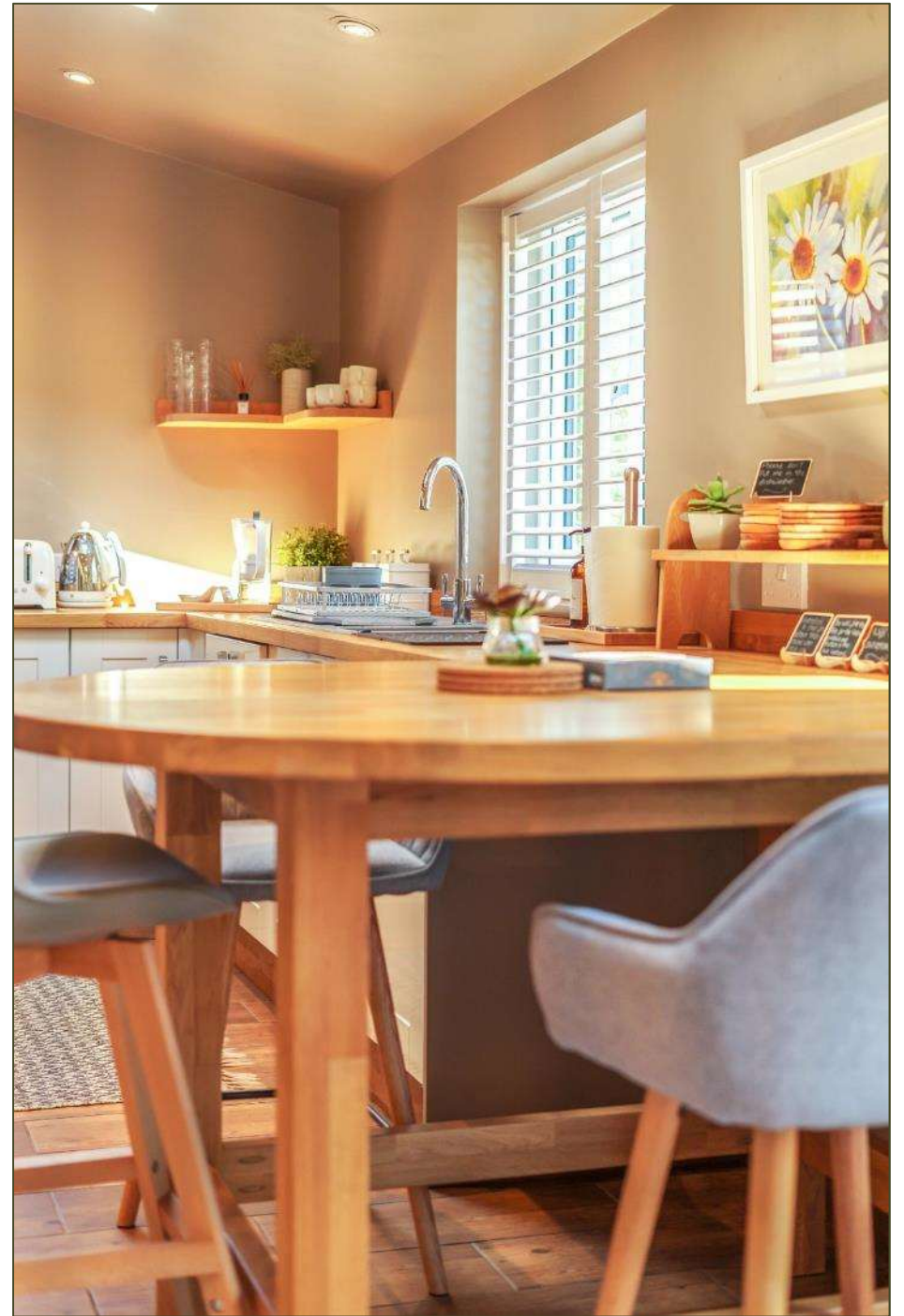












HOLME-NEXT-THE-SEA is a small village on the North Norfolk coast, an Area of Outstanding Natural Beauty, with easy access to an excellent sandy beach with dunes behind which stretches from one end of the Old Hunstanton Championship Golf Course towards Thornham.

The village is on the intersection of the Peddars Way and the North Norfolk coastal paths. The Norfolk Wildlife Trust's reserve at Holme Dunes is one of the most attractive landscapes on the North Norfolk coast and an important bird watching site where one might encounter avocets, ringed plovers, redshanks, curlews and lapwings. There are a number of other bird reserves locally, including one at Titchwell and there is sailing from Brancaster Staithe. The Royal Estate of Sandringham is nearby, with public access to the house and grounds.

There are local shops in Old Hunstanton and Thornham, whilst more comprehensive shopping can be had in the nearby town of Hunstanton, the pretty Georgian village of Burnham Market and the medieval port and regional centre of King's Lynn. A mainline rail connection from King's Lynn runs to London King's Cross in 97 minutes.

HEATING: Oil-fired central heating.

COUNCIL TAX: Band D.

SERVICES: Mains water, electricity and drainage.

BROADBAND: Openreach indicate that Superfast Fibre Broadband is available to the property.

MOBILE COVERAGE: Ofcom indicate that O2 have voice & data available inside the property. Ofcom indicates that Vodafone, EE, Three and O2 have voice, data and enhanced data available outside the property.



FIXTURES AND FITTINGS: Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest. Some items such as carpets, curtains, light fittings, etc., may be available by separate negotiation if required.

IMPORTANT NOTICE: These particulars have been prepared in all good faith to give a fair overall view of the property. Measurements and distance are given as a guide only. We have endeavoured to ensure the information given is accurate but we would urge you to contact the office before travelling any great distance to ensure that your impression of the property is as we intended. None of the services, appliances or equipment have been tested and purchasers should satisfy themselves on such matters prior to purchase.

AGENTS NOTE: There are covenants that affect the use of this property. Further details are available from the Agent









ENERGY PERFORMANCE CERTIFICATE (EPC):

A full copy of the EPC is available upon request

Approximate Area = 2446 sq ft / 227.2 sq m (excludes void)

For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(91-100)	A		
(81-90)	B		
(69-80)	C		
(55-68)	D	64	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n checom 2023. Produced for Bedfords Estate Agents REF: 1026032





Early inspection is recommended through the Agents. For an appointment please telephone BEDFORDS, The Bower House, Market Place, Burnham Market, King's Lynn, PE31 8HF. Tel: (01328) 730500.

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