



Shell Cottage

01263 711880

Independent Estate Agents
Pointens

www.pointens.co.uk

Shell Cottage, The Street, Kelling, Norfolk NR25 7EL

The Property

The property offered for rent is an attractive brick and flint detached cottage located on the main street in Kelling. In excellent order throughout the accommodation offers a well fitted out kitchen with a pantry, a dining room with an open fireplace, a cloakroom, hallway and a sitting room with a period fireplace. On the first floor a landing leads to three good size bedrooms and a bathroom. Outside there is ample parking for several cars and a pleasant enclosed south facing garden.

Location

Kelling lies within a designated area of Outstanding Natural Beauty and is a small attractive residential village. Interestingly it has a reputation for past smuggling. The village contains a popular and thriving village school, a reading room which is now a bookshop, gallery and tea rooms and a pebble beach. One mile to the east of the village is the village of Weybourne which has a greater range of amenities and a few miles away to the west is the village of Cley-next-the-sea with its world renowned National Trust marshes and excellent bird-watching facilities. Slightly further on are the villages of Blakeney and Morston where wonderful sailing facilities will be found. Two miles inland is the exceptionally picturesque Georgian town of Holt offering an extensive range of shops and businesses where a friendly and personal service still remains. The town is also home to Gresham's Public School. The county city of Norwich is 20 miles away with fast rail links to London, Liverpool Street. Norwich airport has direct flights to most international destinations via Schipol.

Directions

Leave Holt town centre via the Cromer Road. Upon passing Gresham's Preparatory School on your right hand side take the first turning left into the Kelling Road. Follow this road for around one mile before turning left (on a sharp right hand bend) where signposted Kelling. Continue on this road for around one mile whereupon you will enter the village of Kelling. The property will then be found on your right hand side after around 300 yards.

Accommodation

The accommodation briefly comprises: -

Kitchen (15' x 16' max)

Range of fitted base units with working surfaces over, fitted fridge/freezer, washing machine, oven and hob. Single drainer sink unit with mixer tap, range of fitted wall units, pamment floor. Shelved pantry. Oil fired boiler for central heating and domestic hot water, radiator, door to rear, ceiling beams.

Dining Room (15' x 11'4)

Period fireplace, pamment floor.

Cloakroom

Washbasin, wc.

Rear Hall

Door to rear garden, staircase to first floor.

Sitting Room (15' x 12')

Period fireplace with wooden surround, radiator, television point.

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First Floor - Landing

Radiator

Bedroom One (15' x 12')

Period cast iron art deco style fireplace, radiator, fitted cupboard.

Bedroom Two (11'10 x 11'5)

Radiator, attractive cast iron art deco style fireplace, fitted cupboard.

Bedroom Three (10' x 9'5)

Radiator

Bathroom

Pedestal washbasin, wc, paneled bath with mixer tap and shower attachment, radiator.

Curtilage

The property is approached through a wooden five bar gate which in turn leads to a good size graveled parking area which also has a watertight log store. Directly behind the property is an enclosed south facing garden which is mainly laid to lawn.

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.

General Information

Rent: £1000 per calendar month payable in advance.

Type of let: Unfurnished.

Damage Deposit: £1500 refunded at the end of the tenancy if no claim is justified.

Services: The tenants will be responsible for all services and council tax.

References required: Bank, employment and present or previous landlord. We also carry out a credit check.

Restrictions: Children and pets are welcome.

Availability: This property is available from 1st November.

Term of tenancy: Initially 12 months, assured shorthold.

Tax Band: E (2010/11 - £1838.26)

Local Authority: North Norfolk District Council, 01263 513811.

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

Reference: H30254L



