



Middle Cottage, Barney
Guide Price £250,000

BELTON DUFFEY



MIDDLE COTTAGE, 43 THE STREET, BARNEY, NORFOLK, NR21 0NB

A mid terrace period 2 bedroom cottage with a parking space, brick and flint outbuilding and west facing cottage gardens. No chain.

DESCRIPTION

Middle Cottage is mid terrace period cottage built of red brick under a pantiled roof situated in the heart of the charming and conveniently located rural village of Barney. There is a small garden to the front with a west facing cottage garden to the rear, a parking space and a useful brick and flint built outbuilding.

The property would now benefit from a programme of refurbishment and has ground floor accommodation comprising a sitting room with an open fireplace, cloakroom, kitchen/dining room and a conservatory. Upstairs, the landing leads to 2 bedrooms and a bathroom.

Middle Cottage is being offered for sale with no onward chain.

SITUATION

Barney is a small rural village 10 miles inland from the north Norfolk coast, an Area of Outstanding Natural Beauty, and situated approximately halfway between the market town of Fakenham and the lovely Georgian town of Holt, both of which offer a full range of shops, schooling and eateries.

Closer to hand are the thriving neighbouring villages of Melton Constable and Briston where there are amenities including village stores/Post Office, garages, community centre, playing fields and a primary school.

More immediately, the 3 villages of Barney, Fulmodeston and Croxton come together for many club and social activities, while Barney has its own playing field and cricket club.

SITTING ROOM

3.7m x 3.67m (12' 2" x 12' 0")

A partly glazed timber entrance door leads from the front of the property into the sitting room with a stone fireplace (currently housing an LPG fire) and staircase leading up to the first floor landing. Oak flooring, wall lights, window to the front and pine latch doors to the WC and kitchen/diner.

WC

Wall mounted wash basin with a tiled splashback, WC, extractor fan.

KITCHEN/DINER

4.56m x 2.4m (15' 0" x 7' 10")

A range of fitted base and wall units with beech block worktops incorporating a white ceramic one and a half bowl sink unit, tiled splashbacks. Electric cooker and a dishwasher (both included in the sale), fitted display shelves, tiled floor and night storage heater. 2 windows and a glazed UPVC door leading into:



CONSERVATORY

4.74m x 2.05m (15' 7" x 6' 9")

Double glazed UPVC construction on a low brick wall with a glass roof. Fitted pine base unit with an integrated washing machine (also included in the sale), tiled floor, electric radiator and French doors leading outside to the rear garden.

FIRST FLOOR LANDING

L-shaped landing with a stair rope handrail, night storage heater, loft hatch and a high level window with obscured glass to the shower room providing natural light. Latch doors to the 2 bedrooms and shower room.

BEDROOM 1

3.65m x 3.36m (12' 0" x 11' 0")

Boarded up fireplace, night storage heater, fitted cupboard and a window to the front.

BEDROOM 2

2.74m x 2.33m (9' 0" x 7' 8")

Built-in cupboard housing the hot water cylinder and a window overlooking the rear garden.

SHOWER ROOM

2.13m x 1.67m (7' 0" x 5' 6")

A white suite comprising a large walk-in shower cubicle with a chrome mixer shower, pedestal wash basin and WC. Tiled splashbacks and a window overlooking the rear garden.

OUTSIDE

Middle Cottage is set back from the road behind a low brick wall with a picket gate opening onto a small front garden with a concrete pathway to the entrance door with outside light and well stocked gravelled beds to the sides. To the north of the terrace of cottages, the property has the benefit of its own parking space, access to the outbuilding and a pedestrian right of way to the rear of the property.

The rear garden is west facing and comprises a paved terrace opening out from the conservatory with an outside tap and power point. A step leads up to the main garden which is lawned with mature boundaries and a gravelled seating area to the rear which is bounded by a trellis fence, ideal for a barbecue, table and chairs etc.

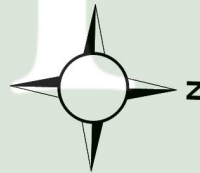
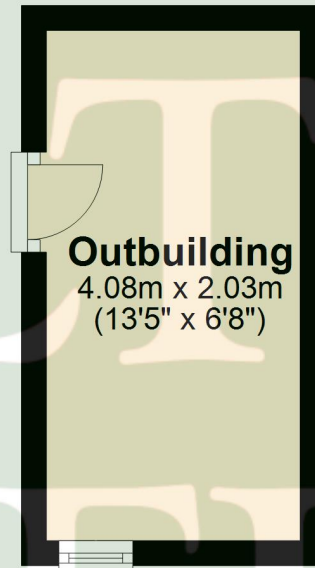
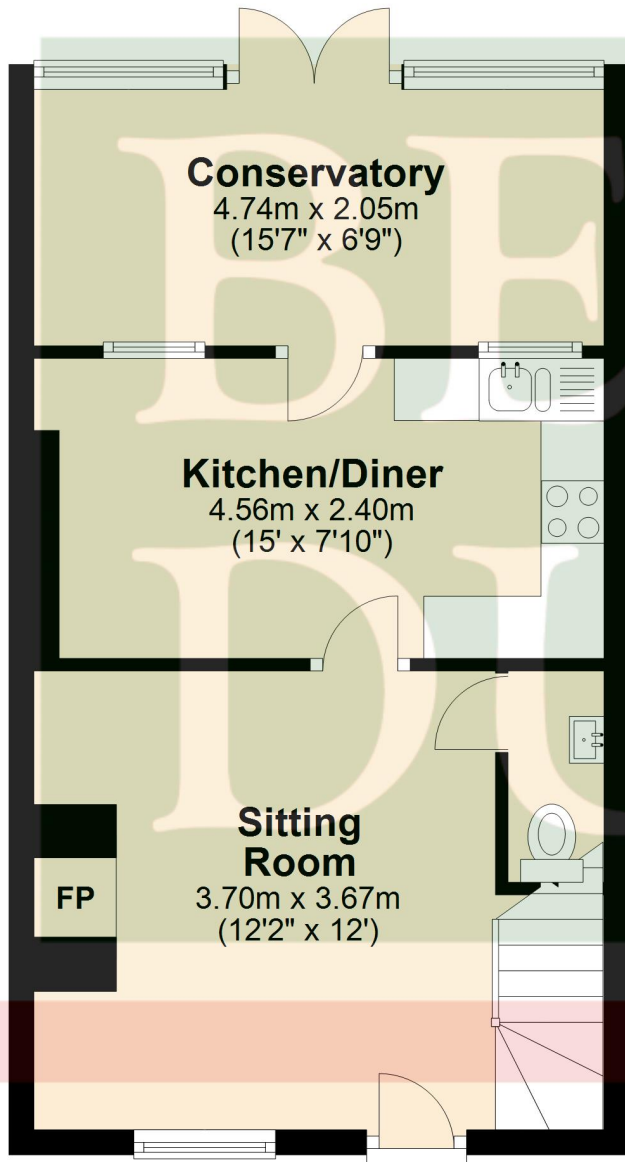
OUTBUILDING

4.08m x 2.03m (13' 5" x 6' 8")

Brick and flint built outbuilding with a pantiled roof, providing useful storage.

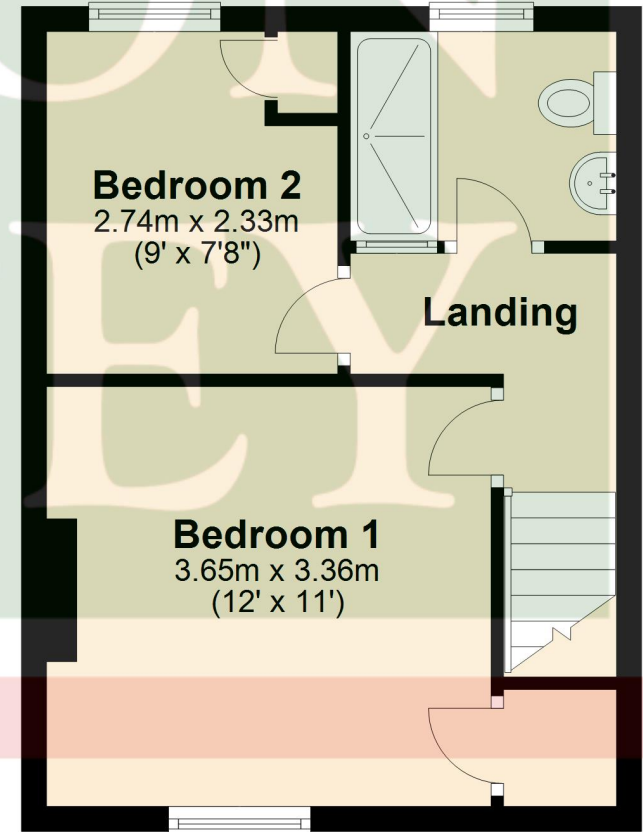
Ground Floor

Approx. 43.4 sq. metres (467.5 sq. feet)



First Floor

Approx. 28.3 sq. metres (304.2 sq. feet)



DIRECTIONS

Leave Fakenham on the A148 heading east towards Cromer for approximately 7 miles into Thursford and take the right turning onto the B1354 signposted Melton Constable and Barney. Take the next right onto The Street where Middle Cottage, number 43, is approximately 3/4 mile along on the right-hand side, as indicated by the Belton Duffey 'For Sale' board.

OTHER INFORMATION

Mains electricity, mains water and private drainage. Electric radiator and night storage heating. EPC Rating Band F.

North Norfolk District Council, Holt Road, Cromer, Norfolk, NR27 9EN. Council Tax Band A.

TENURE

This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.





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